

CONCEPT PROPOSAL (STAGE 1 & STAGE 2) DEVELOPMENT APPLICATION

CUDGEGONG TOWN CENTRE

"THE ROUSE"

13 JULY, 2021 - AMENDED MODIFICATION DA REV D

INCORPORATING TURNER STUDIO DRAWINGS AMENDED DA REV 04 - AUGUST 2019

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MODIFICATION TO CONCEPT MASTERPLAN

D	ISSUE FOR FINAL S.34	13/07/2021	JA	IC
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

Drawing is NOT VALID or issued for use, unless checked

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RESTIFA & PARTNERS

PROJECT STATUS :
Development Application
DEVELOPMENT MANAGER :
Restifa & Partners

PROJECT NAME
Proposed Mixed Use Development
(MASTERPLAN)
43-53 CUDGEGONG ROAD
ROUSE HILL, NSW 2850
LGA : Blacktown City Council

SHEET TITLE:
Cover

@ A1 sheet
SCALE
8656
JOB No.

SK - 000
DRAWING No.

D
ISSUE

DRAWING LIST

Series	Drawing No.	Description	Scale	Date	Revision	Prepared by
	SK-000	General - Cover Sheet	NTS	13-Jul-21	D	Zhinar Architects
	SK-001	General - Drawing List DA	NTS	13-Jul-21	D	Zhinar Architects
Context & Analysis						
	DA-CP-100-001	Location Plan	1:5000	01-Aug-19	04	Turner Studio
	DA-CP-100-002	Precinct Indicative Layout Plan	1:1000	01-Aug-19	04	Turner Studio
	DA-CP-100-003	Site Analysis	1:1000	01-Aug-19	04	Turner Studio
Planning Controls + Building Principles						
	DA-CP-100-010	Site Constraints, Setbacks + Subdivision	1:500	01-Aug-19	04	Turner Studio
	DA-CP-100-020	Planning Summary	1:500	01-Aug-19	04	Turner Studio
	DA-CP-100-030	Building Volume Transfer	NTS	01-Aug-19	04	Turner Studio
	DA-MP-013	Height Limit	NTS	13-Jul-21	G	Zhinar Architects
	DA-CP-100-050	Proposed Roads	1:500	01-Aug-19	04	Turner Studio
	DA-CP-100-060	Staging & Construction Phasing Overview	NTS	01-Aug-19	04	Turner Studio
	SK-070	Building Height Measured	NTS	13-Jul-21	D	Zhinar Architects
	DA-CP-100-080	Subdivision Plan	NTS	01-Aug-19	04	Turner Studio
	PR136170-SUBD-002-A.dwg	Plan of Proposed Subdivision of Lots 72 and 73 in DP 208203	NTS	03-May-19	A	RPS Group
General Plans						
	SK-110	Stage 3 - Basement 3	1:500	13-Jul-21	D	Zhinar Architects
	SK-130	Stage 4 - Basement 3	1:500	13-Jul-21	D	Zhinar Architects
	SK-111	Stage 3 - Basement 2	1:500	13-Jul-21	D	Zhinar Architects
	SK-131	Stage 4 - Basement 2	1:500	13-Jul-21	D	Zhinar Architects
	SK-112	Stage 3 - Basement 1	1:500	13-Jul-21	D	Zhinar Architects
	SK-132	Stage 4 - Basement 1	1:500	13-Jul-21	D	Zhinar Architects
	SK-113	Stage 3 - Lower Ground Level	1:500	13-Jul-21	D	Zhinar Architects
	SK-133	Stage 4 - Ground Level	1:500	13-Jul-21	D	Zhinar Architects
	SK-114	Stage 3 - Ground Level	1:500	13-Jul-21	D	Zhinar Architects
	SK-115	Stage 3 - Upper Ground Level	1:500	13-Jul-21	D	Zhinar Architects
	SK-134	Stage 4 - Upper Ground Level	1:500	13-Jul-21	D	Zhinar Architects
	SK-116	Stage 3 - Level 1	1:500	13-Jul-21	D	Zhinar Architects
	SK-135	Stage 4 - Level 1	1:500	13-Jul-21	D	Zhinar Architects
	SK-117	Stage 3 - Level 2	1:500	13-Jul-21	D	Zhinar Architects
	SK-136	Stage 4 - Level 2	1:500	13-Jul-21	D	Zhinar Architects
	SK-118	Stage 3 - Level 3	1:500	13-Jul-21	D	Zhinar Architects
	SK-137	Stage 4 - Level 3	1:500	13-Jul-21	D	Zhinar Architects
	SK-119	Stage 3 - Level 4	1:500	13-Jul-21	D	Zhinar Architects
	SK-138	Stage 4 - Level 4	1:500	13-Jul-21	D	Zhinar Architects
	SK-125	Stage 3 - Level 5	1:500	13-Jul-21	D	Zhinar Architects
	SK-139	Stage 4 - Level 5	1:500	13-Jul-21	D	Zhinar Architects
	SK-126	Stage 3 - Level 6	1:500	13-Jul-21	D	Zhinar Architects
	SK-140	Stage 4 - Level 6	1:500	13-Jul-21	D	Zhinar Architects
	SK-127	Stage 3 - Roof	1:500	13-Jul-21	D	Zhinar Architects
	SK-141	Stage 4 - Level 7	1:500	13-Jul-21	D	Zhinar Architects
	SK-142	Stage 4 - Roof Plan	1:500	13-Jul-21	D	Zhinar Architects
	DA-CP-110-090	GA Plans - Roof	1:500	01-Aug-19	04	Turner Studio
Building Envelope Elevations						
	SK-150	North Elevation	1:500	13-Jul-21	D	Zhinar Architects
	SK-151	East Elevation	1:500	13-Jul-21	D	Zhinar Architects
	SK-152	South Elevation	1:500	13-Jul-21	D	Zhinar Architects
	SK-153	West Elevation	1:500	13-Jul-21	D	Zhinar Architects
	DA-CP-210-050	GA Elevations - North Elevation - Phase 01	1:500	01-Aug-19	04	Turner Studio
	DA-CP-210-060	GA Elevations - South Elevation - Phase 01	1:500	01-Aug-19	04	Turner Studio
	SK-154	Main Street West Elevation	1:500	13-Jul-21	D	Zhinar Architects
	SK-155	Main Street East Elevation	1:500	13-Jul-21	D	Zhinar Architects
Building Envelope Sections						
	SK-160	Section 1 - Stage 3 & 4	1:500	13-Jul-21	D	Zhinar Architects
	SK-161	Section 2 - Stage 3 & 4	1:500	13-Jul-21	D	Zhinar Architects
	SK-162	Section 3 - Stage 3 & 4	1:500	13-Jul-21	D	Zhinar Architects
Shadow Diagrams						
	DA-CP-710-001	June 21st 9am-12pm	1:1000	01-Aug-19	04	Turner Studio
	DA-CP-710-002	June 21st 1pm-3pm	1:1000	01-Aug-19	04	Turner Studio

GFA Diagrams						
	DA-CP-730-010	GFA Phase 1A + 1B	1:500	01-Aug-19	04	Turner Studio
	DA-CP-730-020	GFA Phase 1A + 1B	1:500	01-Aug-19	04	Turner Studio
	DA-CP-730-030	GFA Phase 1A + 1B	1:500	01-Aug-19	04	Turner Studio
	DA-CP-730-040	GFA Phase 1C + 1D	1:500	01-Aug-19	04	Turner Studio
	DA-CP-730-050	GFA Phase 1C + 1D	1:500	01-Aug-19	04	Turner Studio
	DA-CP-730-060	GFA Phase 1C + 1D	1:500	01-Aug-19	04	Turner Studio
	DA-CP-730-070	GFA Phase 3A + 3B	1:500	01-Aug-19	04	Turner Studio
	DA-CP-730-080	GFA Phase 3A + 3B	1:500	01-Aug-19	04	Turner Studio
	DA-CP-730-090	GFA Phase 3A + 3B	1:500	01-Aug-19	04	Turner Studio
	DA-CP-730-100	GFA Phase 4A + 4B	1:500	01-Aug-19	04	Turner Studio
	DA-CP-730-110	GFA Phase 4A + 4B	1:500	01-Aug-19	04	Turner Studio
	DA-CP-730-120	GFA Phase 4A + 4B	1:500	01-Aug-19	04	Turner Studio
Apartment Amenity Diagrams						
	DA-CP-740-010	Solar Access + Cross Ventilation Diagram	1:1000	01-Aug-19	04	Turner Studio
	DA-CP-740-020	Solar Access + Cross Ventilation Diagram	1:1000	01-Aug-19	04	Turner Studio
	DA-CP-740-030	Solar Access + Cross Ventilation Diagram	1:1000	01-Aug-19	04	Turner Studio
	DA-CP-750-010	Solar Access 3D Views - Solar Diagram Perspective 9am - 12pm	NTS	01-Aug-19	04	Turner Studio
	DA-CP-750-020	Solar Access 3D Views - Solar Diagram Perspective 1pm - 3pm	NTS	01-Aug-19	04	Turner Studio
	DA-CP-760-010	Communal Open Space Solar Access Phase 1A + 1B	1:1000	01-Aug-19	04	Turner Studio
	DA-CP-760-020	Communal Open Space Solar Access Phase 1C + 1D	1:1000	01-Aug-19	04	Turner Studio
	DA-CP-760-030	Communal Open Space Solar Access Phase 3A + 3B	1:1000	01-Aug-19	04	Turner Studio
	DA-CP-760-040	Communal Open Space Solar Access Phase 4A + 4B	1:1000	01-Aug-19	04	Turner Studio
Solar Access to Public Domain						
	DA-CP-770-010	Solar Access Village Square + East West Street - Solar Access to Village Square	NTS	01-Aug-19	04	Turner Studio
	DA-CP-770-011	Solar Access to Village Square + East West Street	NTS	01-Aug-19	04	Turner Studio
	DA-CP-770-020	Solar Access to Village Square + East West Street	1:1000	01-Aug-19	04	Turner Studio
	DA-CP-770-030	Solar Access Village Square + East West Street - Solar Access of Adjoining Land	NTS	01-Aug-19	04	Turner Studio
Perspectives						
	DA-CP-900-001	3D Views - Perspective 01	NTS	01-Aug-19	04	Turner Studio
Master Plan Drawings						
	DA-MP-000	Cover Sheet	NTS	13-Jul-21	G	Zhinar Architects
	DA-MP-001	Drawing List	NTS	13-Jul-21	G	Zhinar Architects
	DA-MP-002	Location Plan	1:300	13-Jul-21	G	Zhinar Architects
	DA-MP-003	Area 20 Precinct Plan	1:300	13-Jul-21	G	Zhinar Architects
	DA-MP-004	Site Analysis	NTS	13-Jul-21	G	Zhinar Architects
	DA-MP-005	Development Summary	NTS	13-Jul-21	G	Zhinar Architects
	DA-MP-006	Master Plan	1:500	14-Jul-21	G	Zhinar Architects
	DA-MP-007	Demolition Plan	1:500	13-Jul-21	G	Zhinar Architects
	DA-MP-008	Master Plan Elevation	1:500	13-Jul-21	G	Zhinar Architects
	DA-MP-009	Master Plan Sections	1:500	13-Jul-21	G	Zhinar Architects
	DA-MP-010	Construction Phasing Diagram	1:500	13-Jul-21	G	Zhinar Architects
	DA-MP-011	Shadow Diagram - 21 June	1:1000	13-Jul-21	G	Zhinar Architects
	DA-MP-012	Shadow Diagram - 21 June	1:1000	13-Jul-21	G	Zhinar Architects
	DA-MP-014	Height Limit 2	1:700	13-Jul-21	G	Zhinar Architects
	DA-MP-015	3D Views	NTS	13-Jul-21	G	Zhinar Architects
	DA-MP-016	3D Views	NTS	13-Jul-21	G	Zhinar Architects
	DA-MP-017	Photomontage 1	NTS	13-Jul-21	G	Zhinar Architects
	DA-MP-018	Photomontage 2	NTS	13-Jul-21	G	Zhinar Architects
	DA-MP-019	Photomontage 3	NTS	13-Jul-21	G	Zhinar Architects
	DA-MP-020	Photomontage 4	NTS	13-Jul-21	G	Zhinar Architects
	DA-MP-021	Photomontage 5	NTS	13-Jul-21	G	Zhinar Architects
	DA-MP-022	Photomontage 6	NTS	13-Jul-21	G	Zhinar Architects
	DA-MP-023	Photomontage 7	NTS	13-Jul-21	G	Zhinar Architects
	DA-MP-024	Solar Access - Village Square	NTS	13-Jul-21	G	Zhinar Architects
	DA-MP-025	Solar Access - Village Square	NTS	13-Jul-21	G	Zhinar Architects
	DA-MP-026	Main Street Temporary Cul-De-Sac	NTS	13-Jul-21	G	Zhinar Architects
	DA-MP-027	Proposed Splay Boundary to Stage 4	NTS	13-Jul-21	G	Zhinar Architects

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MODIFICATION TO CONCEPT MASTERPLAN

D ISSUE FOR FINAL S.34
ISSUE AMENDMENT

13/07/2021 JA IC
DATE DRAWN CHECK
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Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect



RESTIFA & PARTNERS

PROJECT STATUS :

Development Application

DEVELOPMENT MANAGER :

Restifa & Partners

PROJECT NAME

Proposed Mixed Use Development

(MASTERPLAN)

43-53 CUDGEGONG ROAD
ROUSE HILL, NSW 2850

LGA: Blacktown City Council

SHEET TITLE:

Drawing List

1 : 8 @ A1 sheet

SCALE

8656

JOB No.

SK - 001

DRAWING No.

D

ISSUE



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CLIENT
Restifa & Partners
302/123 Walker Street North Sydney NSW 2060

DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect Nicholas Turner 6695, ABN 86 064 084 991

Project Title
Cudgong Town Centre "The Rouse"
43 - 53 Cudgong Road, Rouse Hill, NSW 2850
Concept Proposal
Drawing Title
Context & Analysis
Location Plan

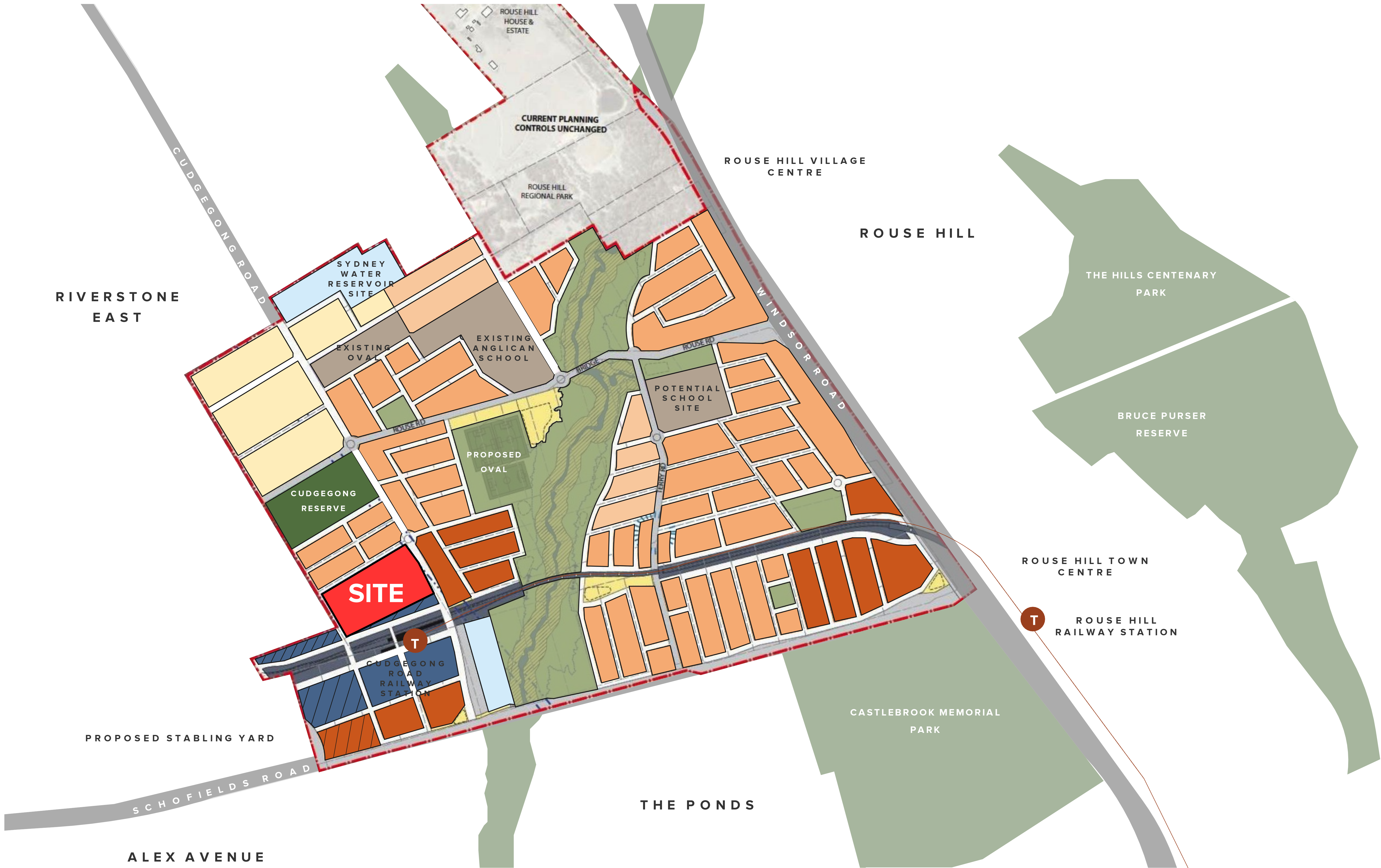
04	01.08.19	DS	Amended DA Submission
03	26.02.19	DS	Amended DA Submission
02	13.12.18	DS	S34 Update
01	30.05.17	DS	Issue for DA Submission
Rev.	Date	Approved by	Revision Notes
Scale	#A1, 50%#A3		
Status	DA		

Project No.
15021 JM/JL/AC
Drawn by
DA-CP-100-001
Rev
04



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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect Nicholas Turner 6595, ABN 55 064 084 991

LEGEND

- | | | | |
|------------------------------------|------------------------------|-------------------|--------------------------------------|
| MEDIUM TO HIGH DENSITY RESIDENTIAL | VERY LOW DENSITY RESIDENTIAL | CONSERVATION AREA | FUTURE PROPOSED NORTH-WEST RAIL LINK |
| MEDIUM DENSITY RESIDENTIAL | SCHOOL | PARKS | RAILWAY STATION |
| LOW DENSITY RESIDENTIAL | MIXED USE | UTILITIES | |

CLIENT

Restifa & Partners
302/123 Walker Street North Sydney NSW 2060

Project Title

Cudgong Town Centre "The Rouse"
43 - 53 Cudgong Road, Rouse Hill, NSW 2850
Concept Proposal

Drawing Title

Context & Analysis
Precinct Indicative Layout Plan

04	01.08.19	DS	Amended DA Submission
03	26.02.19	DS	Amended DA Submission
02	13.12.18	DS	S34 Update
01	30.05.17	DS	Issue for DA Submission
Rev.	Date	Approved by	Revision Notes

Scale **1:5000 @A1, 50%@A3**

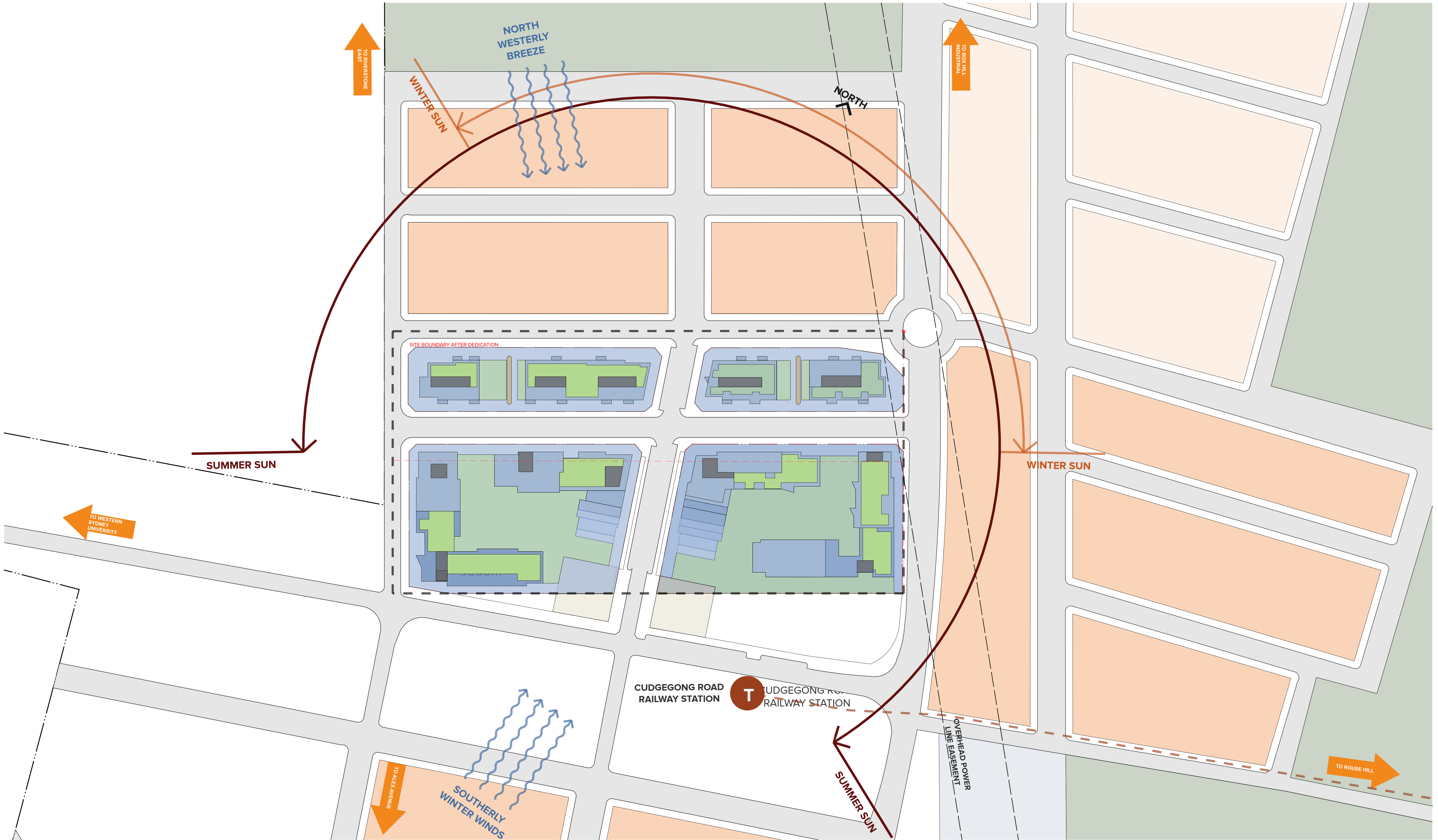
Status	DA	Project No.	15021 JM/JL/AC	Drawn by	North
				Rev	04

DA

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- LEGEND**
- | | | | | | | | |
|--|------------------------------------|--|------------------------|--|--------------------------------------|--|---------------------|
| | MEDIUM TO HIGH DENSITY RESIDENTIAL | | LOCAL CENTRE | | FUTURE PROPOSED NORTH-WEST RAIL LINK | | COMMUNAL OPEN SPACE |
| | MEDIUM DENSITY RESIDENTIAL | | SITE BOUNDARY | | OVERHEAD POWER LINE EASEMENT | | |
| | MIXED USE | | PRECINCT AREA BOUNDARY | | RAILWAY STATION | | |

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302/123 Walker Street North Sydney NSW 2060

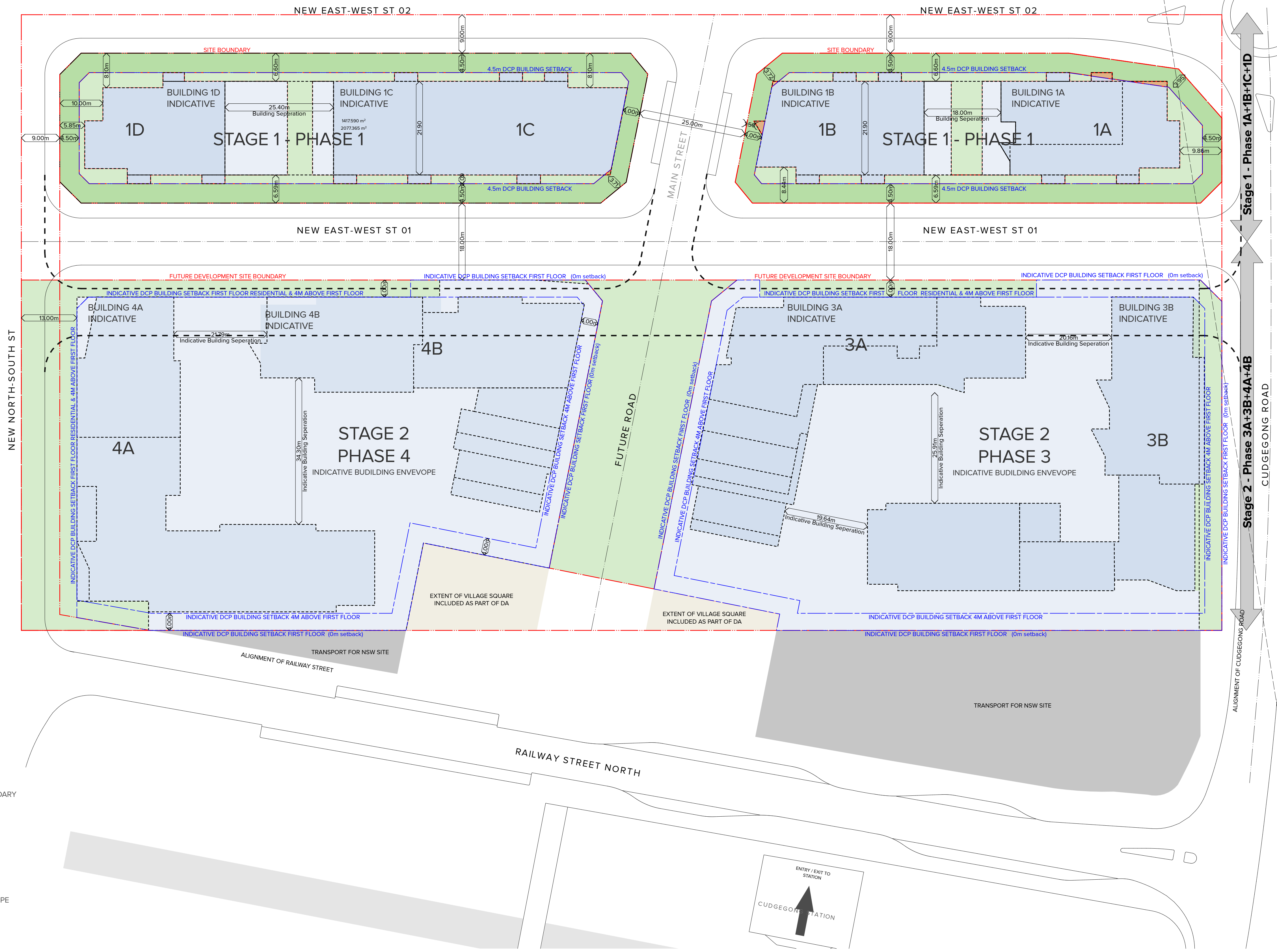
Project Title
Cudgegong Town Centre "The Rouse"
43 - 53 Cudgegong Road, Rouse Hill, NSW 2850
Concept Proposal
Drawing Title
**Context & Analysis
Site Analysis**

04	01.08.19	DS	Amended DA Submission	Project No.	15021	Drawn by	North
03	26.02.19	DS	Amended DA Submission	Drawn No.	JM/JL/AC		
02	13.12.18	DS	S34 Update	Status	Rev	04	
01	30.05.17	DS	Issue for DA Submission	DA	DA-CP-100-003		
Rev.	Date	Approved by	Revision Notes				

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LEGEND

- EXISTING SITE BOUNDARY
- FUTURE DEVELOPMENT BOUNDARY
- DCP BUILDING SETBACKS
- DEVELOPMENT SITE AREA
- EXTENT OF VILLAGE SQUARE INCLUDED AS PART OF DA
- PROPOSED BUILDING ENVELOPE

NOTES

Refer to Civil Engineer Documentation for Precinct Road Network

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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect Nicholas Turner 6595, ABN 55 064 084 991

CLIENT
Restifa & Partners
302/123 Walker Street North Sydney NSW 2060

Project Title
Cudgegong Town Centre "The Rouse"
43 - 53 Cudgegong Road, Rouse Hill, NSW 2850
Concept Proposal

Drawing Title
Planning Controls + Building Principles
Site Constraints, Setbacks + Subdivision

04	01.08.19	DS	Amended DA Submission
03	26.02.19	DS	Amended DA Submission
02	13.12.18	DS	S34 Update
01	02.08.17	DS	Issue for DA Submission
Rev.	Date	Approved by	Revision Notes

Scale
1:500 @A1, 50% @A3

Status
DA

Project No.
15021 JM/JL/AC

Drawn by
04

North
↑

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LEGEND

- THROUGH SITE LINK
- SERVICES ACCESS
- PARKING ACCESS
- GARBAGE HOLDING ROOM
- WASTE COLLECTION POINT
- MAIN RETAIL ENTRY
- COMMUNAL OPEN SPACE
- PUBLIC OPEN SPACE (VILLAGE SQUARE)
- RESIDENTIAL
- RETAIL

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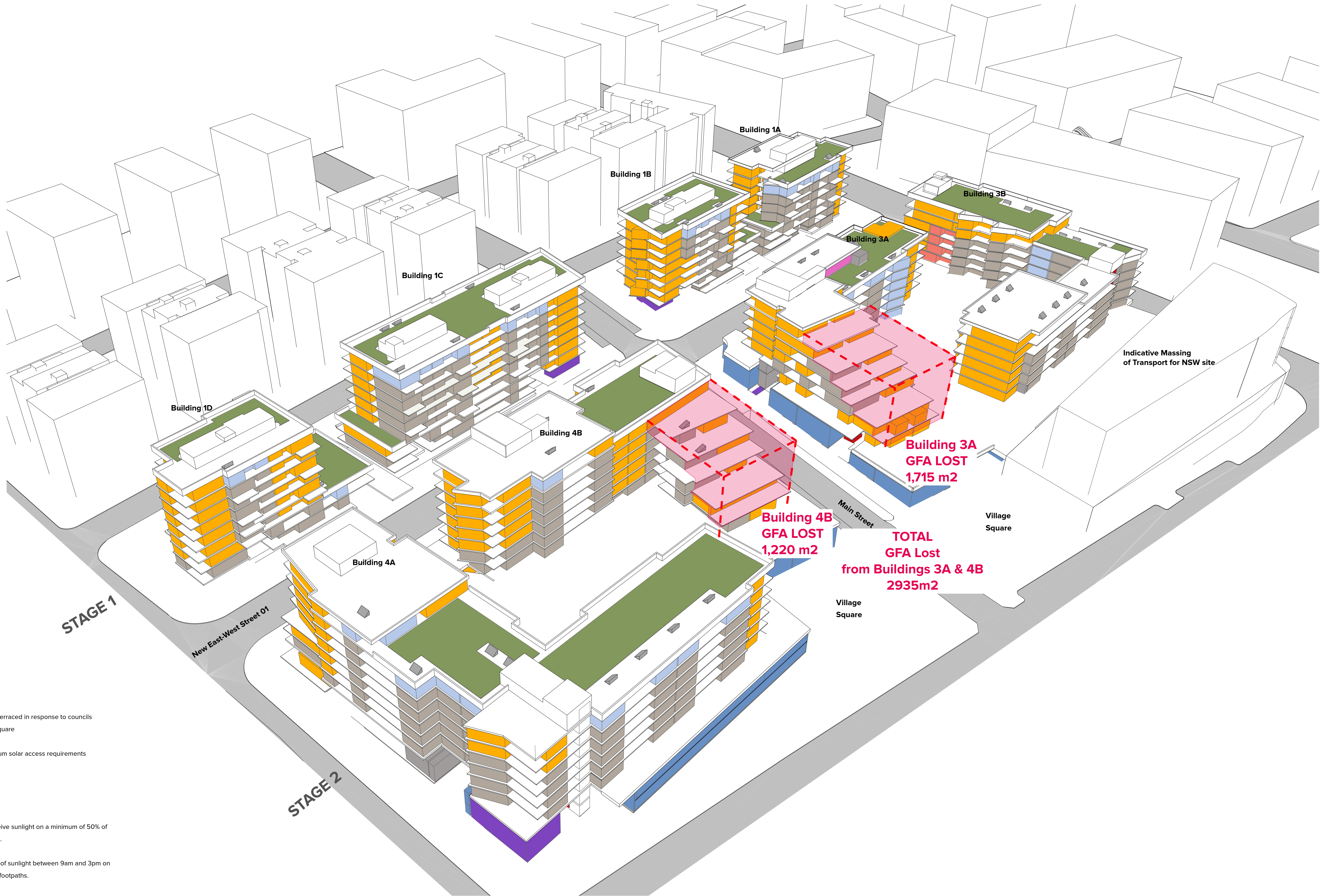
Project Title
Cudgong Town Centre "The Rouse"
43 - 53 Cudgong Road, Rouse Hill, NSW 2850
Concept Proposal
Drawing Title
Planning Controls + Building Principles
Planning Summary

04	01.08.19	DS	Amended DA Submission
03	26.02.19	DS	Amended DA Submission
02	13.12.18	DS	S34 Update
01	30.05.17	DS	Issue for DA Submission
Rev.	Date	Approved by	Revision Notes

Scale	1:500 @A1, 50% @A3	Project No.	15021 JM/JL/AC	Drawn by	North
Status	DA	Dwg No.	DA-CP-100-020	Rev	04

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TURNER



NOTES

Building form on Building 3A and Building 4B is terraced in response to councils request to improve solar access to the Village Square

The resulting transfer will still achieve the minimum solar access requirements established in the BCC DCP.

DCP CONTROLS:

The Public Open Space (Village Square) will receive sunlight on a minimum of 50% of its site area between 11am and 2pm on 21st June.

The 'New East-West Street 01' will receive 1 hour of sunlight between 9am and 3pm on 21st June on a minimum of 50% of the Southern footpaths.

The North-South Street 'Main Street' will achieve 2 hours of sunlight between 9am and 3pm on 21st June on a minimum of 50% of the Eastern / Western footpaths.

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302/123 Walker Street North Sydney NSW 2060

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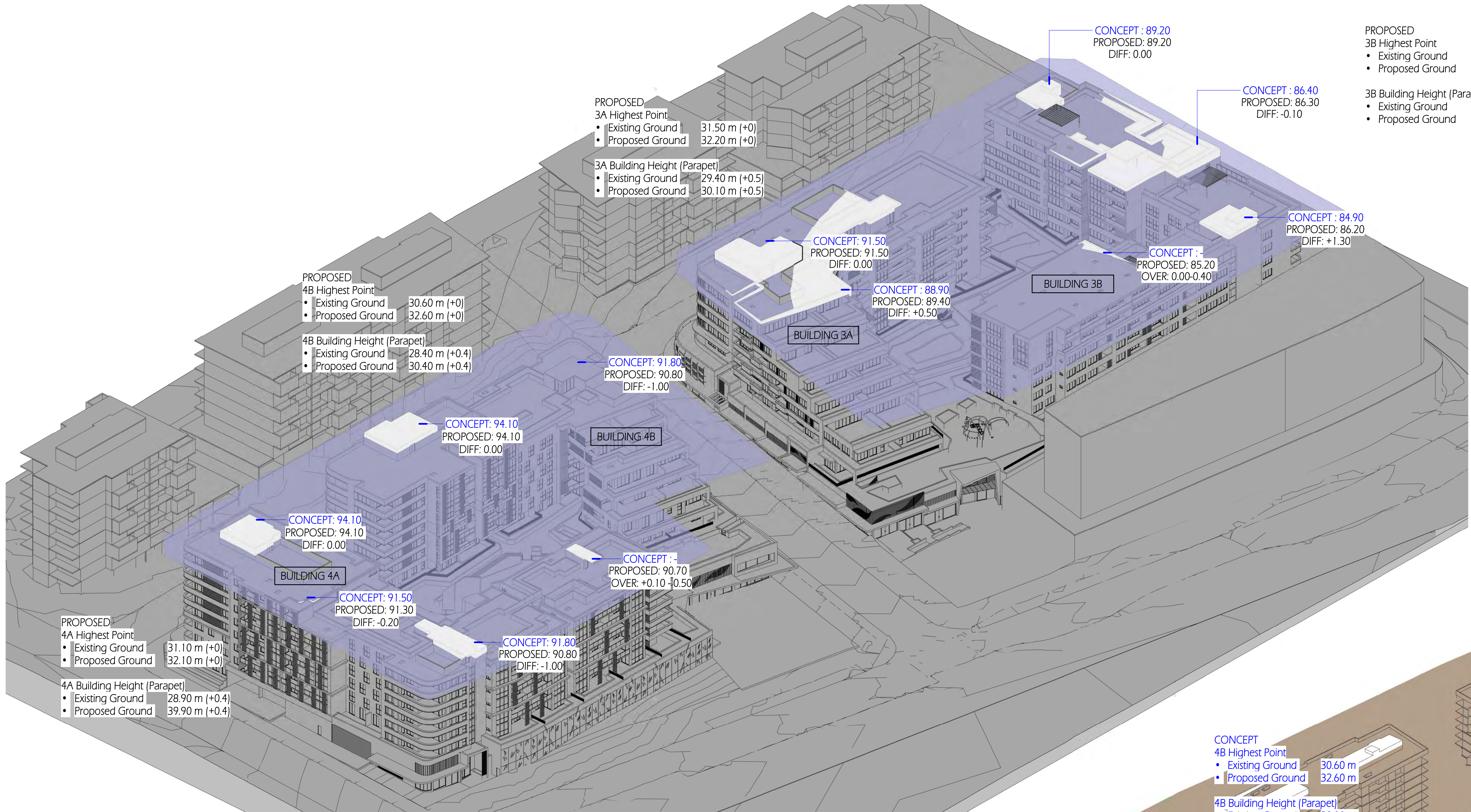
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43 - 53 Cudgong Road, Rouse Hill, NSW 2850
Concept Proposal
Drawing Title
Planning Controls + Building Principles
Building Volume Transfer

04	01.08.19	DS	Amended DA Submission
03	27.02.19	DS	Amended DA Submission
E	22.02.19		Amended DA Submission For Co-ordination
02	13.12.18	DS	S34 Update
01	30.05.17	DS	Issue for DA Submission
Rev.	Date	Approved by	Revision Notes

Scale	1:13.00 @A1, 50% @A3	Project No.	15021 JM/JL/AC	Drawn by	North
Status	DA	DWG No.	DA-CP-100-030	Rev	04

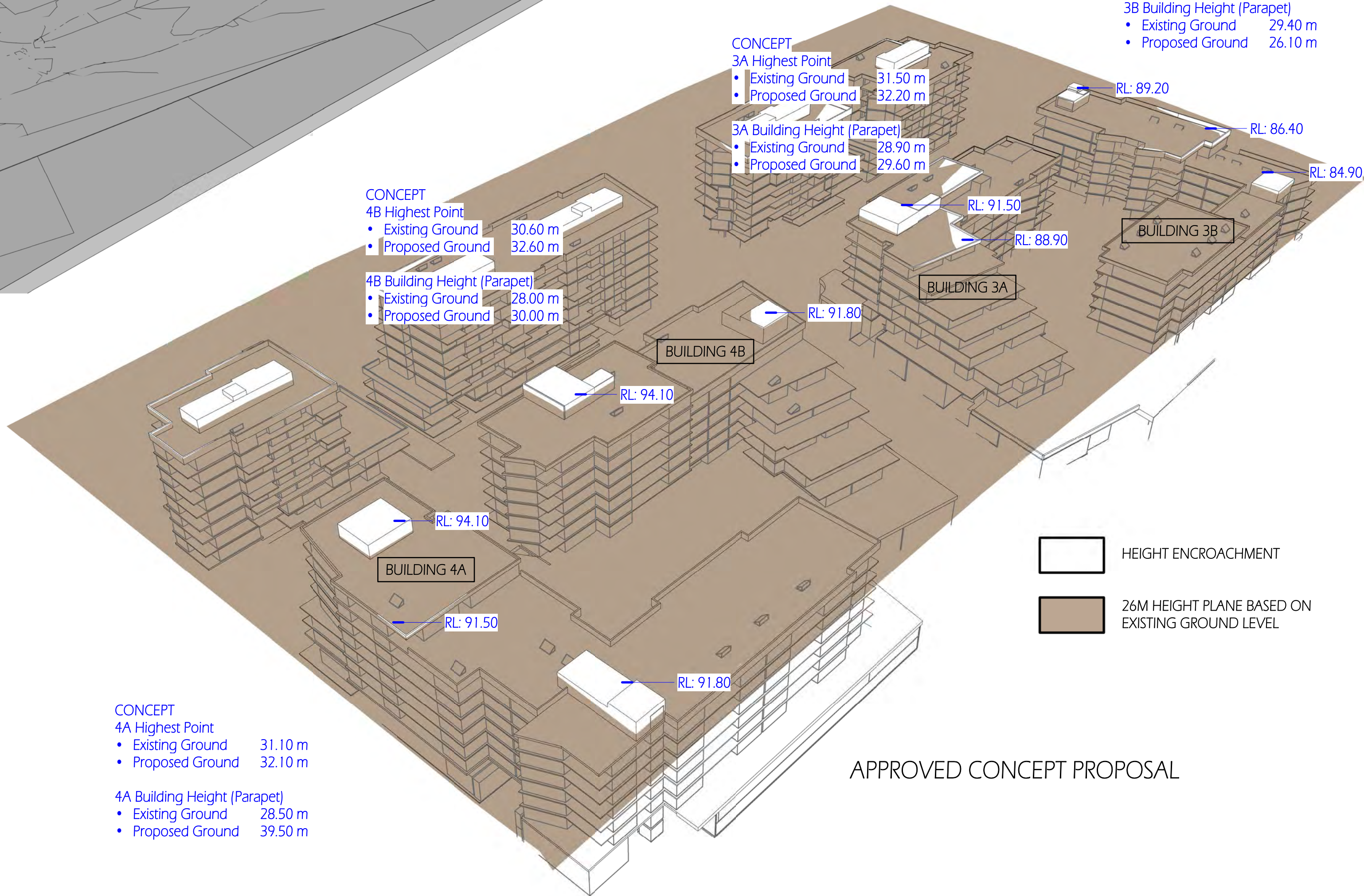
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PROPOSED HEIGHT LIMIT STUDY

- HEIGHT ENCROACHMENT
- 26M HEIGHT PLANE BASED ON EXISTING GROUND LEVEL



APPROVED CONCEPT PROPOSAL

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REFER SCHEDULE OF AMENDMENTS TO DA SPP-20-00001

G	ISSUE FOR FINAL S.34	13/07/21	JA	IC
B	ISSUE FOR S.34	10/03/21	JA/VVSM	IC
A	ISSUE FOR DA SUBMISSION	30/03/20	JA	IC
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

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Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect



RESTIFA & PARTNERS

PROJECT STATUS :

Development Application

DEVELOPMENT MANAGER :

Restifa & Partners

PROJECT NAME

Proposed Mixed Use Development

(MASTERPLAN)

43-53 CUDGEGONG ROAD
ROUSE HILL, NSW 2850

LGA: Blacktown City Council

SHEET TITLE:

Height Limit

1 : 20 @ A1 sheet

SCALE

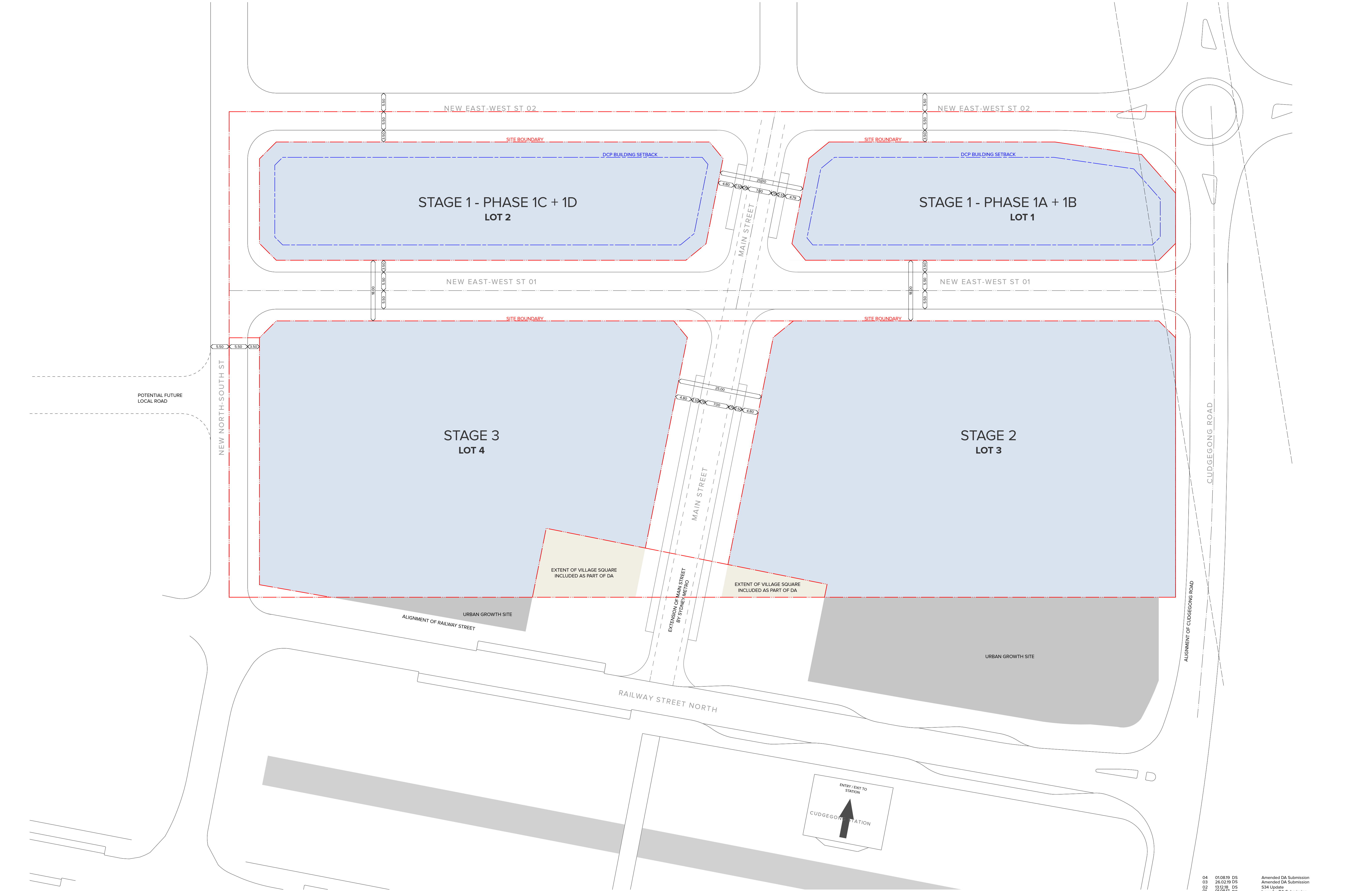
8656

JOB No.

DA - MP - 013

DRAWING No.

G
ISSUE



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302/123 Walker Street North Sydney NSW 2060

Note:
Refer to Civil Engineers Documents for Further Detail

DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect Nicholas Turner 6695, ABN 86 064 084 991

Project Title
Cudgegong Town Centre "The Rouse"
43 - 53 Cudgegong Road, Rouse Hill, NSW 2850
Concept Proposal
Drawing Title
**Planning Controls + Building Principles
Proposed Roads**

04	01.08.19	DS	Amended DA Submission
03	26.02.19	DS	Amended DA Submission
02	13.02.18	DS	S34 Update
01	01.08.17	DS	Issue for DA Submission
Rev.	Date	Approved by	Revision Notes

Scale	1500 @A1, 50% @A3	Project No.	15021 JM/JL/AC	Drawn by	North
Status	DA	DA-CP-100-050	Rev	04	

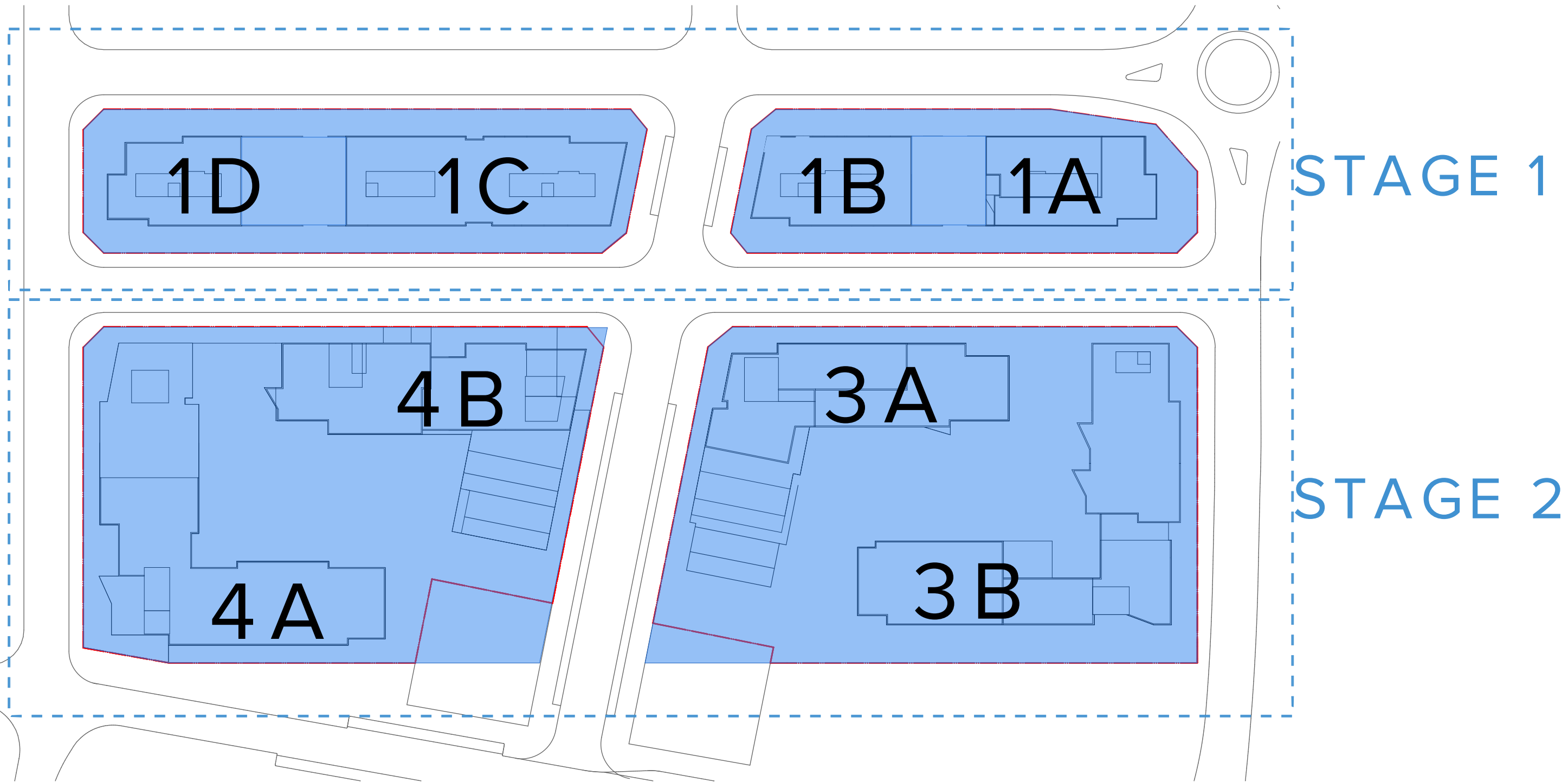
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CUDGEGONG TOWN CENTRE

CONCEPT PROPOSAL STAGING & PHASING

GENERAL ARRANGEMENT DRAWINGS: STAGES 1&2 PHASES 1A, 1B, 1C, 1D, 3A, 3B, 4A, 4B



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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect Nicholas Turner 6595, ABN 86 064 084 991

Project Title
Cudgong Town Centre "The Rouse"
43 - 53 Cudgong Road, Rouse Hill, NSW 2850
Concept Proposal
Drawing Title
Planning Controls + Building Principles
Staging & Construction Phasing Overview

04	01.08.19	DS	Amended DA Submission
03	26.02.19	DS	Amended DA Submission
02	13.02.18	DS	S34 Update
01	01.08.17	DS	Issue for DA Submission
Rev.	Date	Approved by	Revision Notes

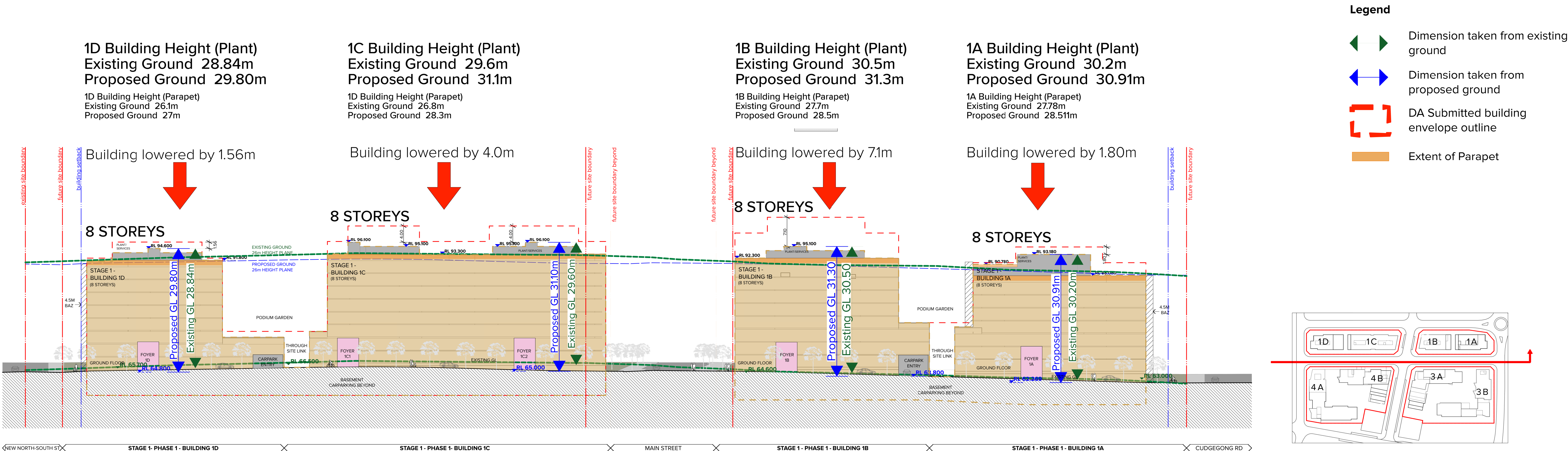
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Status	DA	DA-CP-100-060	Rev	04		

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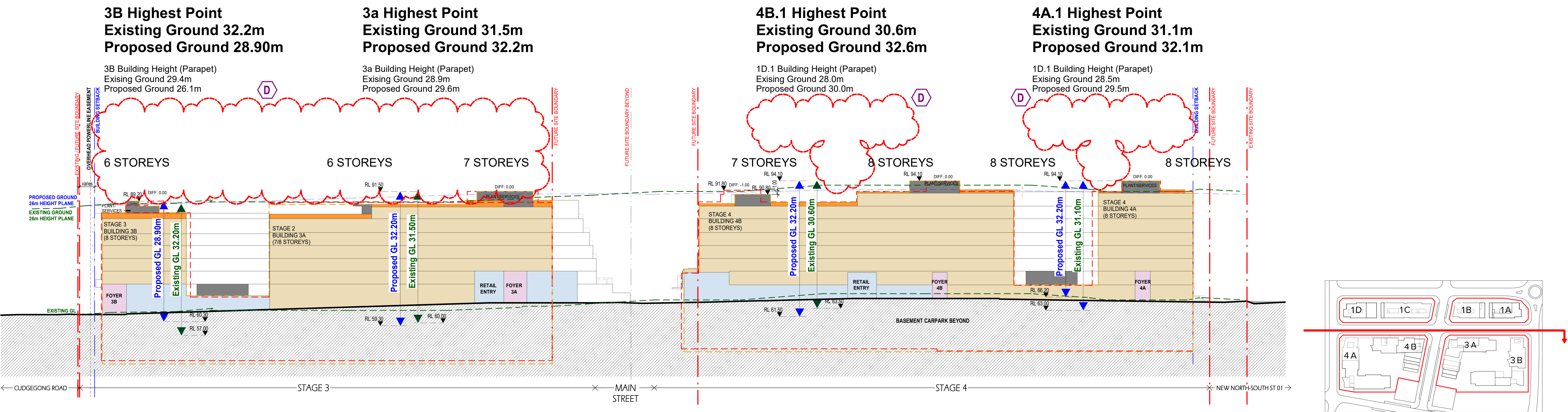
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Particulars Addressed - Part 1 - Item v



South Elevation Stage 1 - Phase 1 - Proposed Amended Heights of Buildings



North Elevation Stages 3 & 4 - Proposed Amended Heights of Buildings

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ISSUE AMENDMENT

13/07/2021 JA IC
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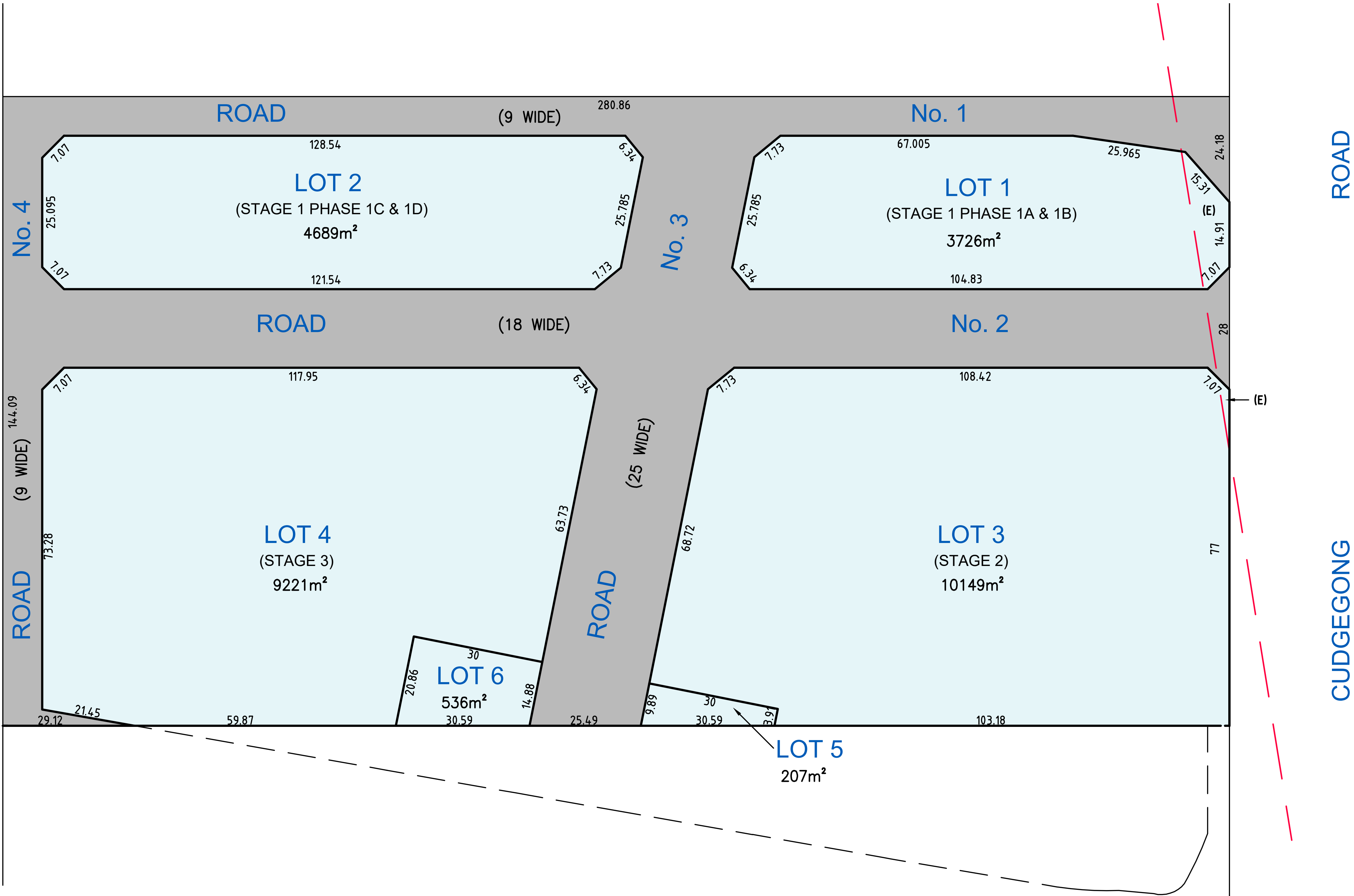
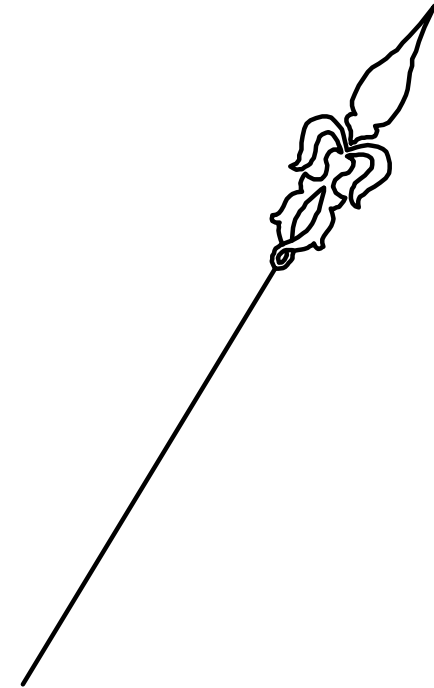
Ruston Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect



PROJECT STATUS:
Development Application
DEVELOPMENT MANAGER:
Restifa & Partners

PROJECT NAME:
Proposed Mixed Use Development
(MASTERPLAN)
43-53 CUDGEGONG ROAD
ROUSE HILL, NSW 2850
LGA: Blacktown City Council

SHEET TITLE:
Building Height Measured
SCALE:
1 : 500 @ A1 sheet
8656 SK - 070
JOB No. DRAWING No.
D ISSUE



IMPORTANT NOTE:

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(E) EASEMENT FOR TRANSMISSION LINE 30.48 WIDE (DP 208203) (F4-55376)

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REVISIONS

No.	DATE	REVISION DETAILS	DRAWN	CHK	APP
A	03.05.2019	INITIAL VERSION	JMJ	GG	GG

■ SCALE: 1:1000 @ A3

■ DATUM: N/A

■ COORDINATES: N/A

■ ORIGIN:

■ SCALE BAR: 20 10 0 20 40 60 Metres

■ CLIENT: RESTIFA & PARTNERS PTY LTD

■ SURVEY: DATE OF SURVEY: 03.05.2019

■ DRAWN: JMJ DATE OF PLAN: 03.05.2019

■ DESIGNED: GG DATE LAST SAVED: 03.05.2019

■ APPROVED: GG DATE APPROVED: 03.05.2019

■ TITLE: PLAN OF PROPOSED SUBDIVISION OF LOTS 72 AND 73 IN DP 208203

■ DWG No: PR136170-SUBD-002-A.dwg

■ JOB No: PR136170

■ ISSUE: A

■ SHEET 1 OF 1 SHEETS

■ SIZE: A3

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CLIENT
Restifa & Partners
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Note:
Refer to Civil Engineers Documents for Further Detail

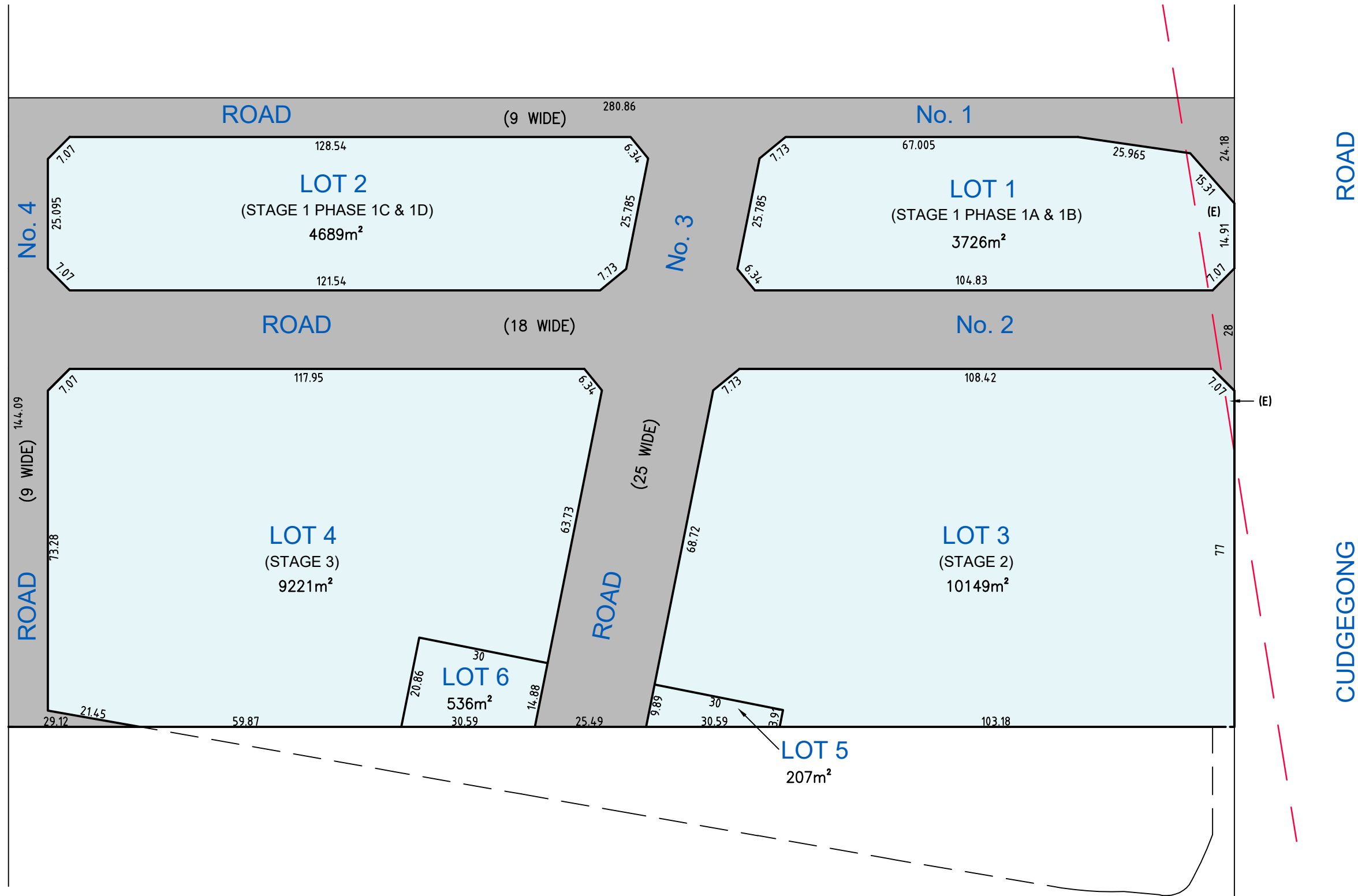
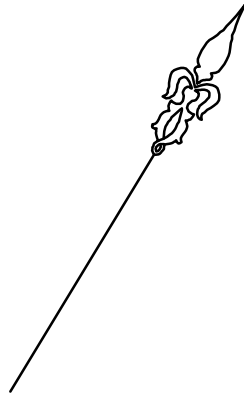
Project Title
Cudgong Town Centre "The Rouse"
43 - 53 Cudgong Road, Rouse Hill, NSW 2850
Concept Proposal
Drawing Title
Planning Controls + Building Principles
Subdivision Plan

04 01.08.19 DS Amended DA Submission
03 26.02.19 DS Amended DA Submission
02 13.12.18 DS S34 Update
Rev. Date Approved by Revision Notes

Project No. 15021
Drawing No. DA-CP-100-080
Scale 1:0.57 @A1, 50% @A3
Status DA
Drawn by JM/JL/AC
Rev 04

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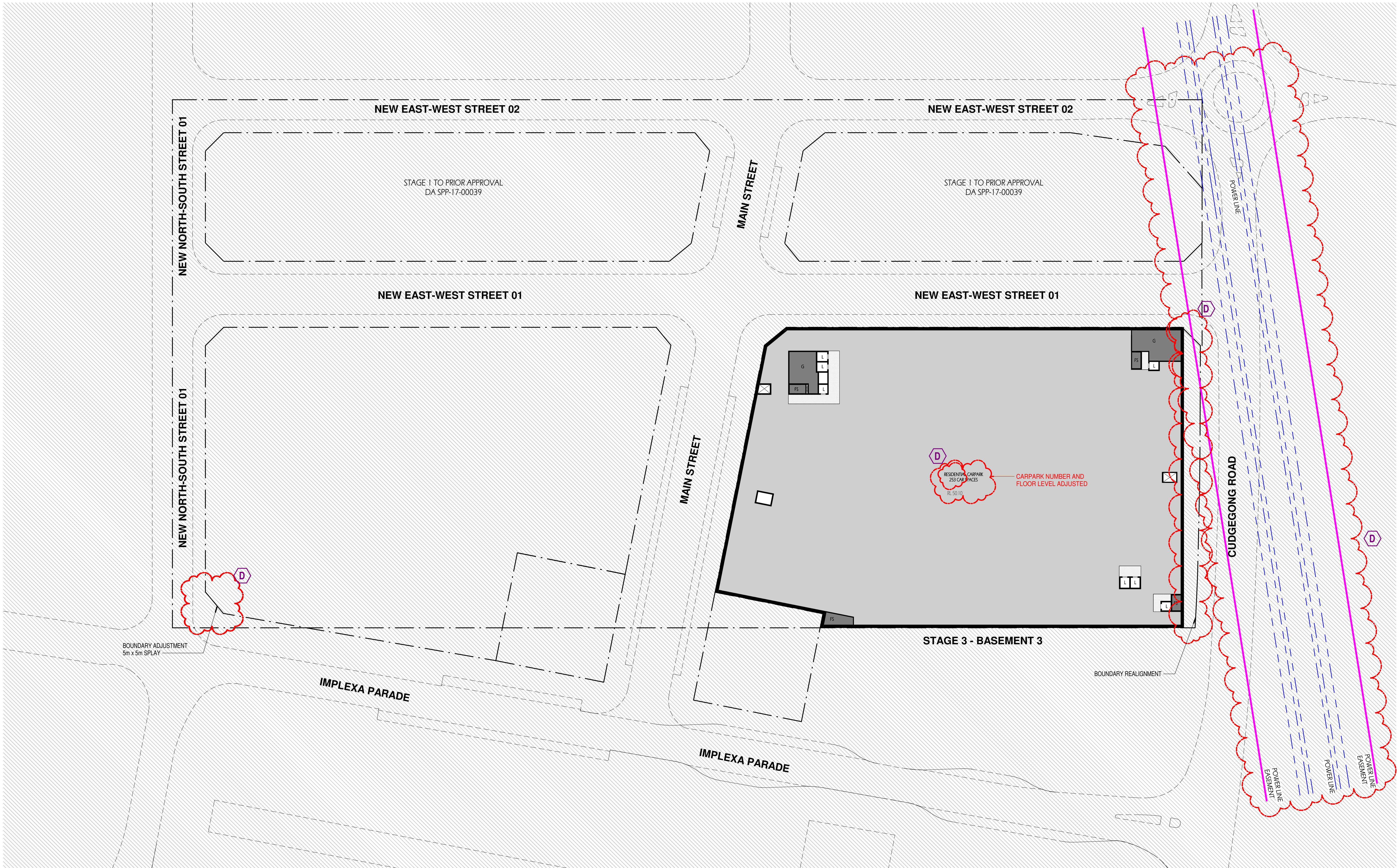
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Sydney, NSW 2000
t: 02 9248 9800
f: 02 9248 9810



(E) EASEMENT FOR TRANSMISSION LINE 30.48 WIDE (DP 208203) (F455376)



					■ SCALE: 1:1000 @ A3		■ DATUM: N/A		■ SCALE BAR: 20 10 0 20 40 60 Metres		■ CLIENT: RESTIFA & PARTNERS PTY LTD		■ SURVEY: ■ DRAWN: JMJ ■ DESIGNED: GG ■ APPROVED: GG		DATE OF SURVEY: DATE OF PLAN: 03.05.2019 DATE LAST SAVED: 03.05.2019 DATE APPROVED: 03.05.2019		■ TITLE: PLAN OF PROPOSED SUBDIVISION OF LOTS 72 AND 73 IN DP 208203		■ JOB No: PR136170 ■ ISSUE: A	
A 03.05.2019 INITIAL VERSION					JMJ GG GG		■ COORDINATES: N/A		■ CROSS SECTION: V: N/A H: N/A								■ DWG No: PR136170-SUBD-002-A.dwg		■ SHEET 1 OF 1 SHEETS	
No. DATE REVISION DETAILS					DRAWN CHK APP															



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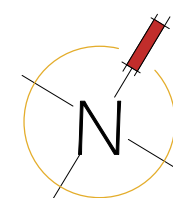
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D	ISSUE FOR FINAL S.34	13/07/2021	JA	IC
C	ISSUE FOR S.34 RESOLUTION	04/06/2021	JA	IC
B	ISSUE FOR S.34	10/03/2021	SMJA	IC
A	CONCEPT PLAN AMENDMENT	27/05/2020	JAVV	IC
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

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28 495 869 790 / abn

Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect



RESTIFA & PARTNERS

PROJECT STATUS :

Development Application

DEVELOPMENT MANAGER :

Restifa & Partners

PROJECT NAME

Proposed Mixed Use Development

(MASTERPLAN)

43-53 CUDGEGONG ROAD
ROUSE HILL, NSW 2850

LGA : Blacktown City Council

SHEET TITLE:

Stage 3 - Basement 3

1 : 500 @ A1 sheet

SCALE

8656

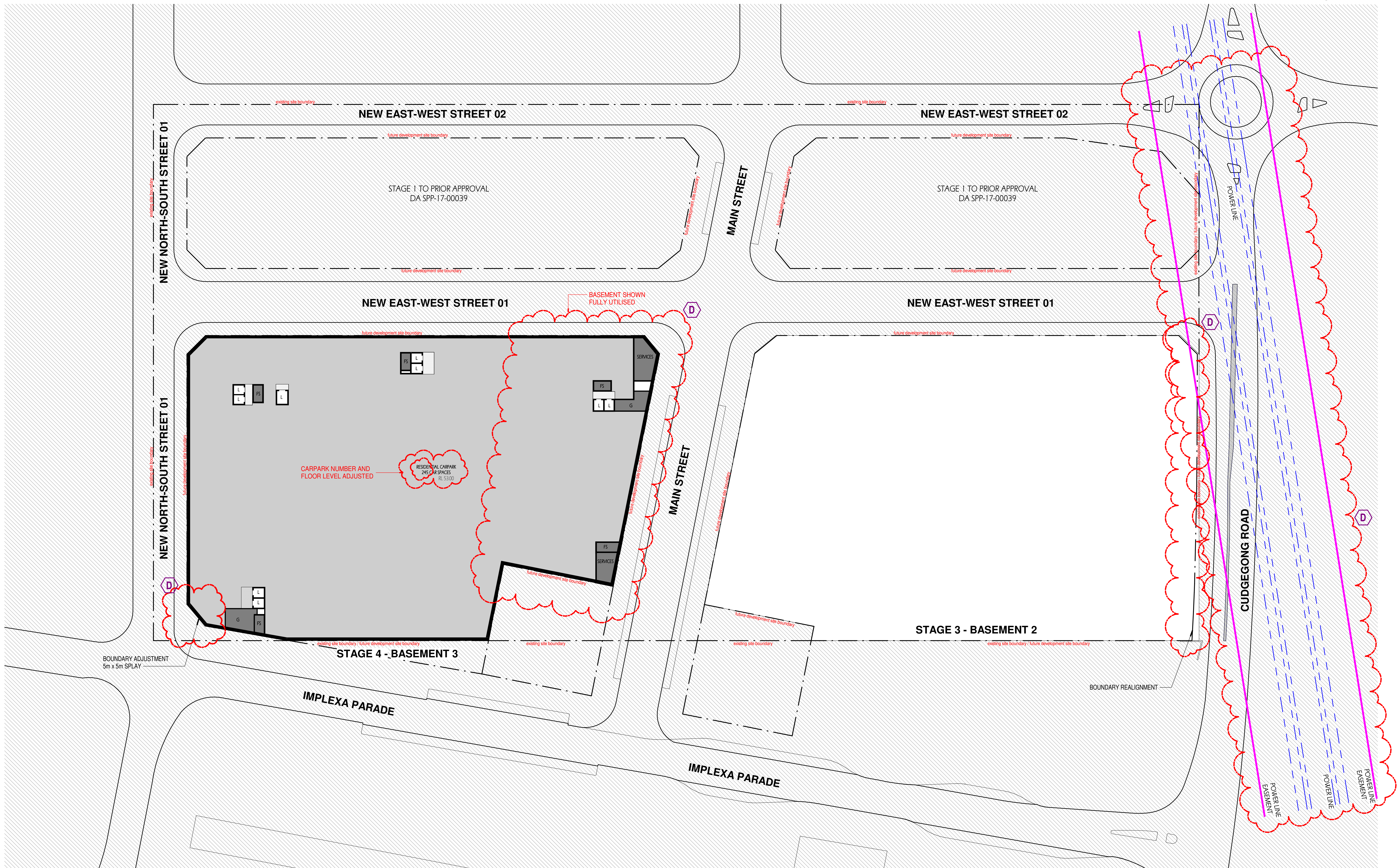
JOB No.

SK - 110

DRAWING No.

D

ISSUE



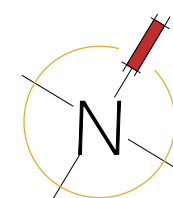
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D	ISSUE FOR FINAL S.34	13/07/2021	JA	IC	
C	ISSUE FOR S.34 RESOLUTION	04/06/2021	JA	IC	
B	ISSUE FOR S.34	10/03/2021	SMJA	IC	
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Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect



RESTIFA & PARTNERS

PROJECT STATUS :

Development Application

DEVELOPMENT MANAGER :

Restifa & Partners

PROJECT NAME

Proposed Mixed Use Development

(MASTERPLAN)

43-53 CUDGEGONG ROAD

ROUSE HILL, NSW 2850

LGA: Blacktown City Council

SHEET TITLE:

Stage 4 - Basement 3

1 : 500 @ A1 sheet

SCALE

8656

JOB No.

SK - 130

DRAWING No.

D

ISSUE



MODIFICATION TO CONCEPT MASTERPLAN					
D	ISSUE FOR FINAL S.34	13/07/2021	JA	IC	
C	ISSUE FOR S.34 RESOLUTION	04/06/2021	JA	IC	
B	ISSUE FOR S.34	10/03/2021	SM,JA	IC	
A	CONCEPT PLAN AMENDMENT	27/05/2020	JA,VV	IC	
ISSUE	AMENDMENT	DATE	DRAWN	CHECKED	



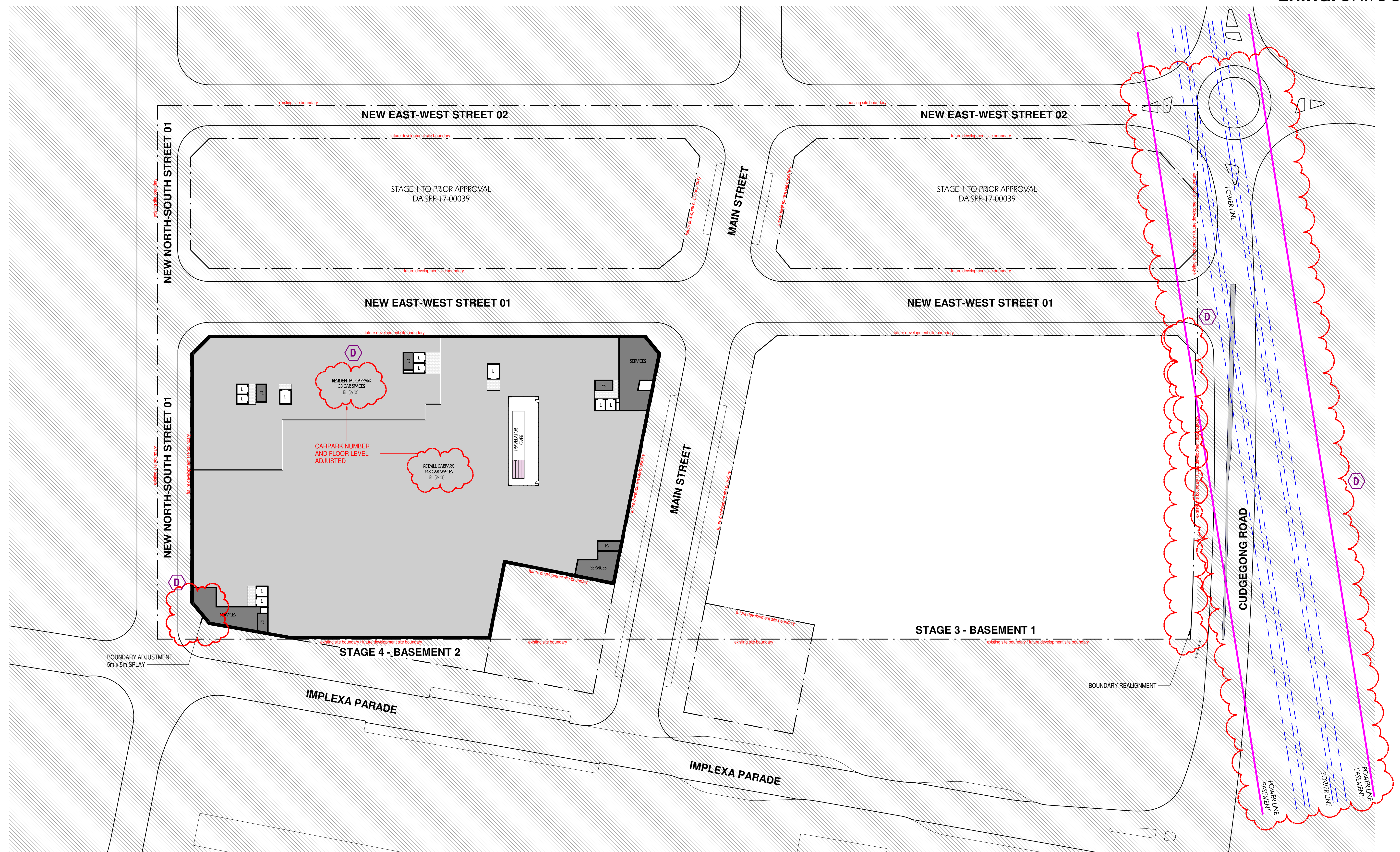
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SHEET TITLE:
Stage 3 - Basement 2

1 : 500 @ A1 sheet
SCALE

8656 SK - 111
JOB No. DRAWING No.

D
SUF



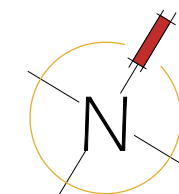
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MODIFICATION TO CONCEPT MASTERPLAN				
C	ISSUE FOR FINAL S.34	13/07/2021	JA	
D	ISSUE FOR S.34 RESOLUTION	04/06/2021	JA	
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Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect

PROJECT STATUS :

Development Application

DEVELOPMENT MANAGER :

DEVELOPMENT MANAGER:
Restifa & Partners



RESTIFA & PARTNERS

PROJECT NAME

PROJECT NAME Proposed Mixed Use Development

(MASTERPLAN)
43-53 CUDGEGONG ROAD
ROUSE HILL, NSW 2850

LGA: Blacktown City Council

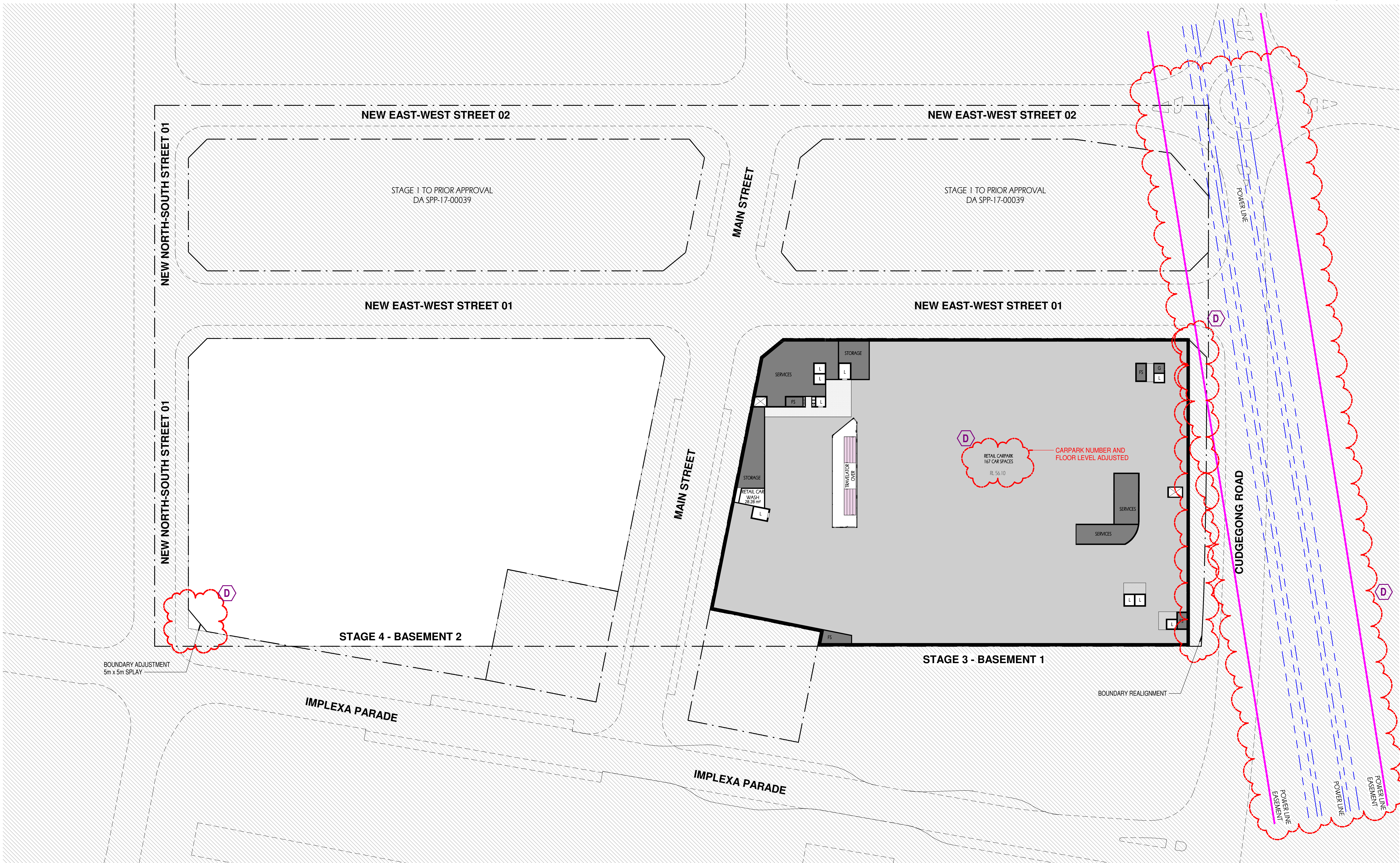
SHEET TITLE:

SHEET TITLE:
Stage 4 - Basement 2

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SCALE

8656 SK - 131
JOB No. DRAWING No.

D
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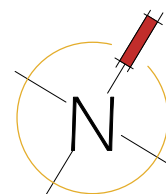
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C	ISSUE FOR S.34 RESOLUTION	04/06/2021	JA	IC
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Rustum Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect



RESTIFA & PARTNERS

PROJECT STATUS :

Development Application

DEVELOPMENT MANAGER :

Restifa & Partners

PROJECT NAME

Proposed Mixed Use Development

(MASTERPLAN)

43-53 CUDGEGONG ROAD
ROUSE HILL, NSW 2850

LGA : Blacktown City Council

SHEET TITLE:

Stage 3 - Basement 1

1 : 500 @ A1 sheet

SCALE

8656

JOB No.

SK - 112

DRAWING No.

D

ISSUE



D	ISSUE FOR FINAL S.34	13/07/2021	JA	IC
C	ISSUE FOR S.34 RESOLUTION	04/06/2021	JA	IC
B	ISSUE FOR S34	10/03/2021	SM,JA	IC
A	CONCEPT PLAN AMENDMENT	27/05/2020	JA,VV	IC
ISSUE	AMENDMENT	DATE	DRAWN	CHECK



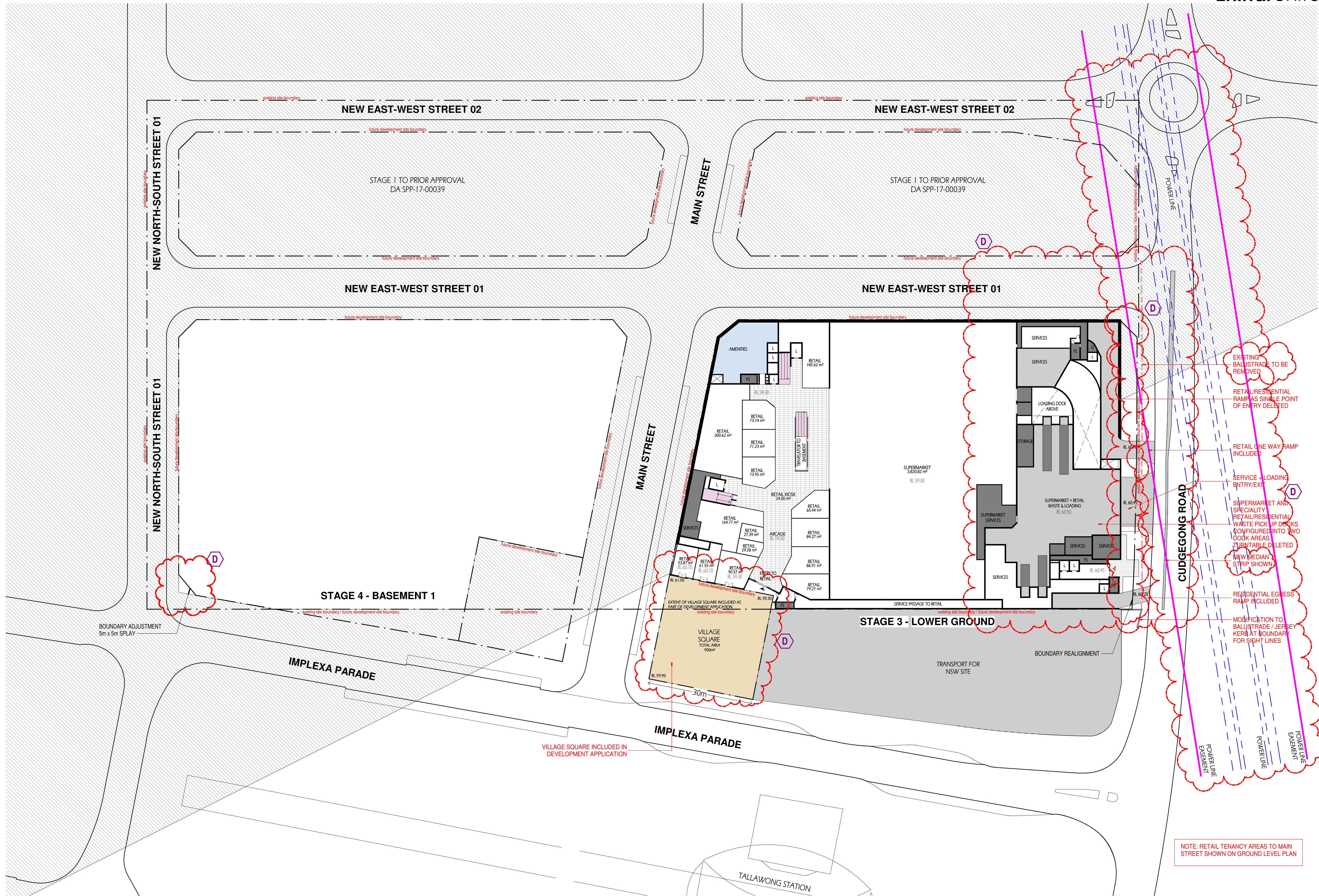
RESTIFA & PARTNERS

SHEET TITLE:
Stage 4 - Basement 1

1 : 500 @ A1 sheet
SCALE

8656 SK - 132
JOB No. DRAWING No.

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SUE



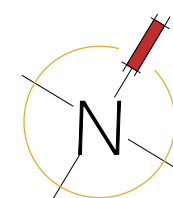
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A	CONCEPT PLAN AMENDMENT	27/05/2020	JAVV	IC	
ISSUE	AMENDMENT	DATE	DRAWN	CHECK	

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Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect

PROJECT STATUS :

Development Application

DEVELOPMENT MANAGER :

Restifa & Partners



RESTIFA & PARTNERS

PROJECT NAME

Proposed Mixed Use Development

(MASTERPLAN)

43-53 CUDGEGONG ROAD

ROUSE HILL, NSW 2850

LGA: Blacktown City Council

SHEET TITLE:

Stage 3 - Lower Ground

Level

1 : 500 @ A1 sheet

SCALE

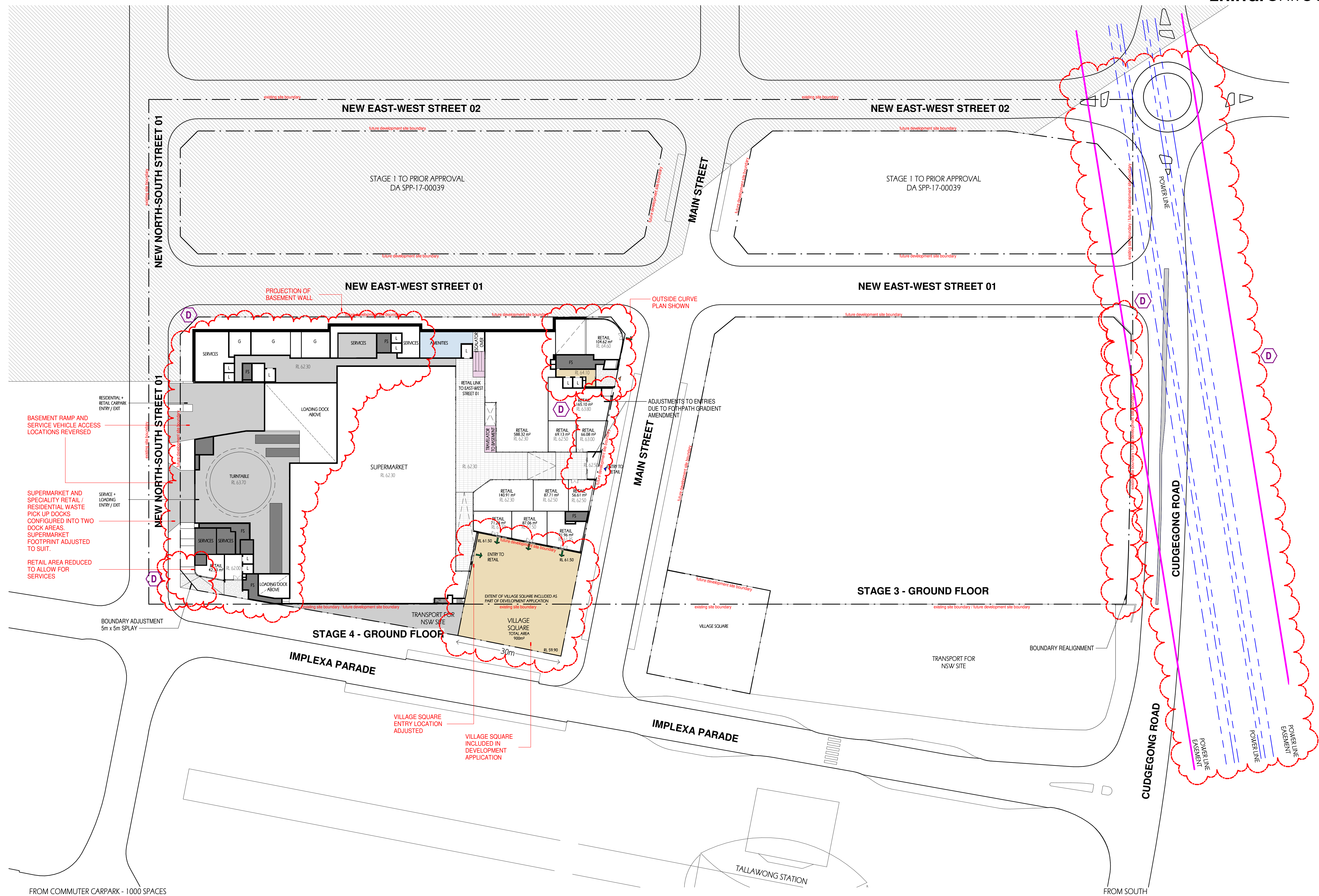
8656

JOB No.

SK - 113

DRAWING No.

D
ISSUE

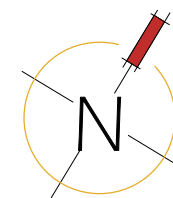


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MODIFICATION TO CONCEPT MASTERPLAN					
D	ISSUE FOR FINAL S.34	13/07/2021	JA	IC	
C	ISSUE FOR S.34 RESOLUTION	04/06/2021	JA	IC	
B	ISSUE FOR S.34	10/03/2021	SMJA	IC	
A	CONCEPT PLAN AMENDMENT	27/05/2020	JAVV	IC	
ISSUE	AMENDMENT	DATE	DRAWN	CHECK	
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Ruston Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect



RESTIFA & PARTNERS

PROJECT STATUS :

Development Application

DEVELOPMENT MANAGER :

Restifa & Partners

PROJECT NAME

Proposed Mixed Use Development

(MASTERPLAN)

43-53 CUDGEGONG ROAD
ROUSE HILL, NSW 2850

LGA: Blacktown City Council

SHEET TITLE:

Stage 4 - Ground Level

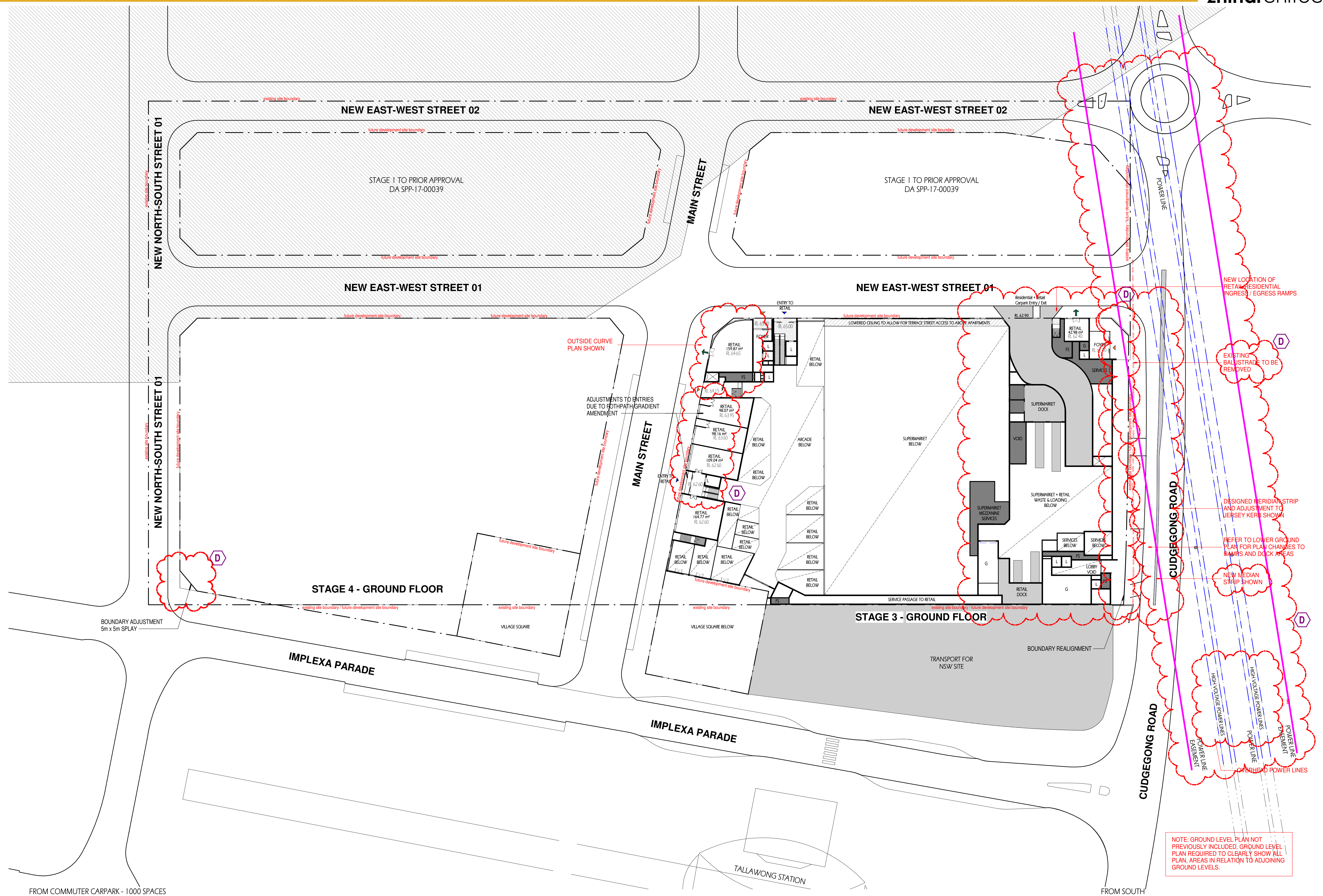
1 : 500 @ A1 sheet

SCALE

8656
JOB No.

SK - 133
DRAWING No.

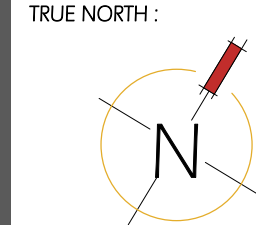
D
ISSUE



NOTE: GROUND LEVEL PLAN NOT PREVIOUSLY INCLUDED. GROUND LEVEL PLAN REQUIRED TO CLEARLY SHOW ALL PLAN, AREAS IN RELATION TO ADJOINING GROUND LEVELS.

MODIFICATION TO CONCEPT MASTERPLAN				
D	ISSUE FOR FINAL S.34	13/07/2021	JA	IC
C	ISSUE FOR S.34 RESOLUTION	04/06/2021	JA	IC
B	ISSUE FOR S34	10/03/2021	SM/JA	IC
A	CONCEPT PLAN AMENDMENT	27/05/2020	JA/VV	IC
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

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PROJECT STATUS :
Development Application

DEVELOPMENT MANAGER :
Restifa & Partners

PROJECT NAME
Proposed Mixed Use Development
(MASTERPLAN)
43-53 CUDGEGONG ROAD
ROUSE HILL, NSW 2850

LGA: Blacktown City Council

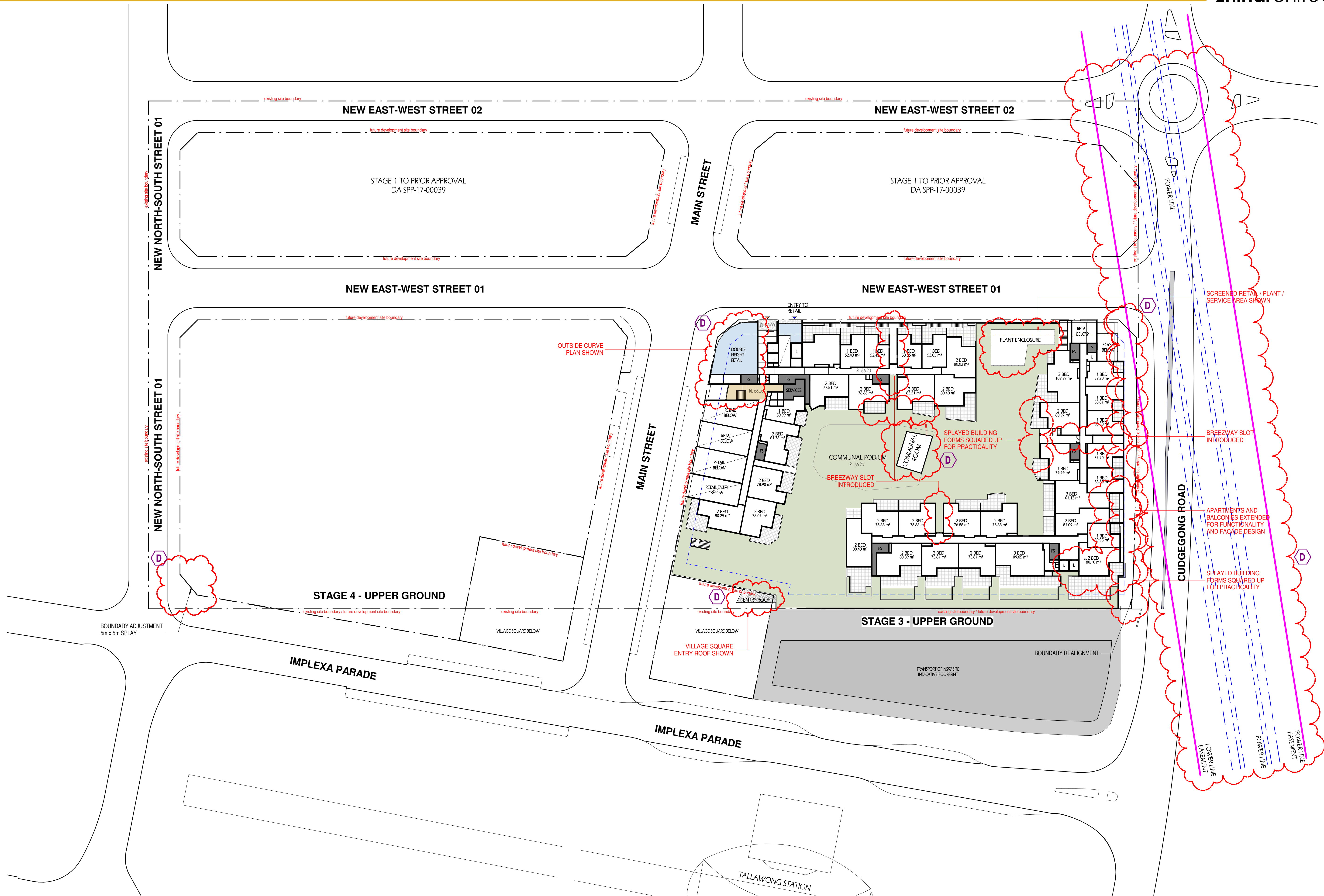
SHEET TITLE:
Stage 3 - Ground Level

1 : 500 @ A1 sheet

SCALE

8656 SK - 114

JOB No. DRAWING No.



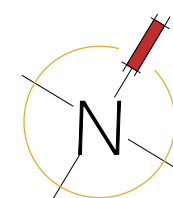
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ISSUE	AMENDMENT	DATE	DRAWN	CHECK	

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Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect



RESTIFA & PARTNERS

PROJECT STATUS :

Development Application

DEVELOPMENT MANAGER :

Restifa & Partners

PROJECT NAME

Proposed Mixed Use Development

(MASTERPLAN)

43-53 CUDGEGONG ROAD

ROUSE HILL, NSW 2850

LGA: Blacktown City Council

SHEET TITLE:

Stage 3 - Upper Ground

Level

1 : 500 @ A1 sheet

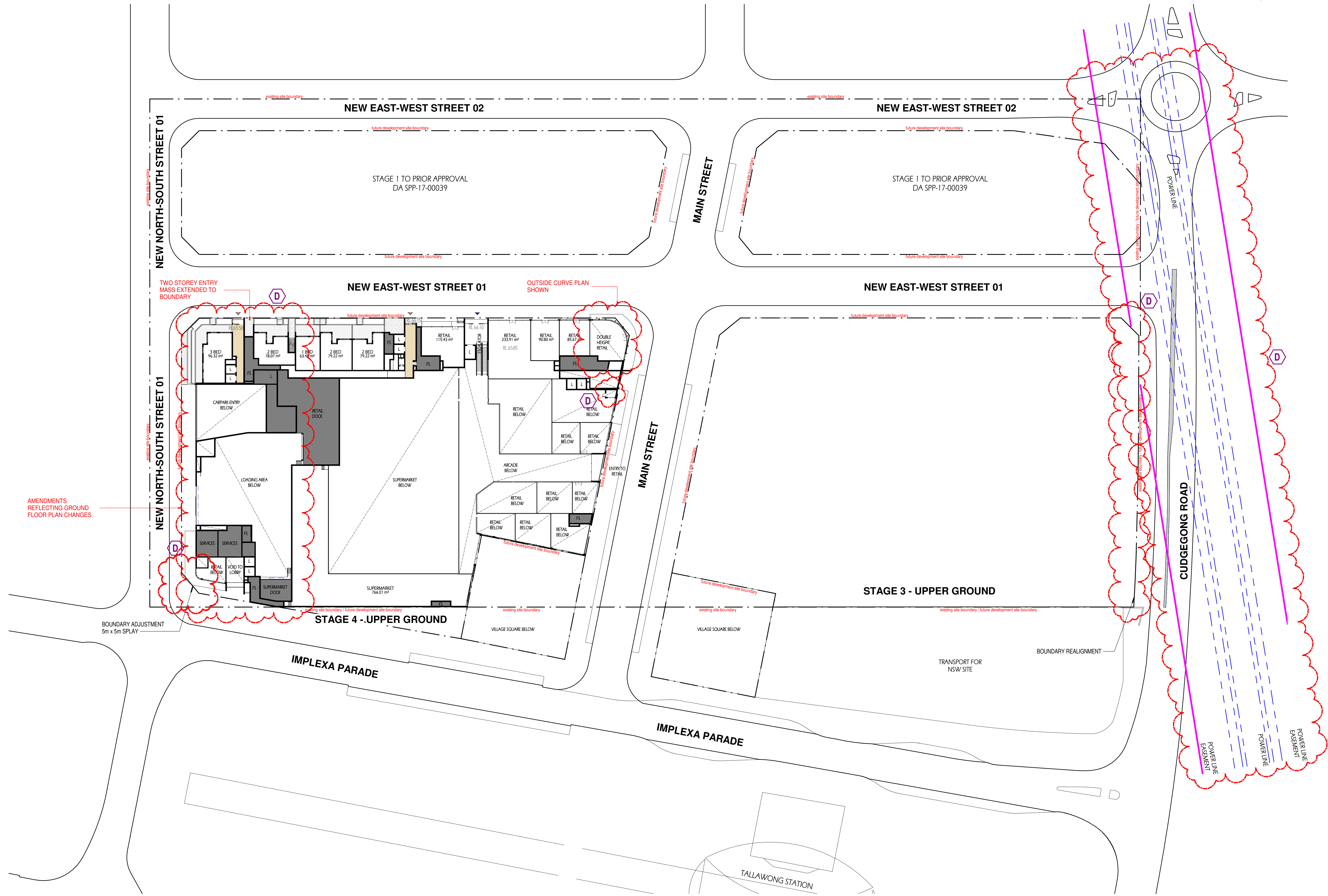
SCALE

JOB No.

8656 SK - 115

DRAWING No.

D
ISSUE



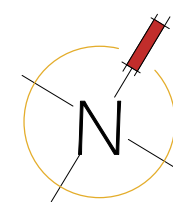
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MODIFICATION TO CONCEPT MASTERPLAN					
ISSUE	AMENDMENT	DATE	DRAWN	CHECK	
D	ISSUE FOR FINAL S.34	13/07/2021	JA	IC	
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Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect



RESTIFA & PARTNERS

PROJECT STATUS :

Development Application

DEVELOPMENT MANAGER :

Restifa & Partners

PROJECT NAME

Proposed Mixed Use Development

(MASTERPLAN)

43-53 CUDGONG ROAD
ROUSE HILL, NSW 2850

LGA: Blacktown City Council

SHEET TITLE:

Stage 4 - Upper Ground

Level

1 : 500 @ A1 sheet

SCALE

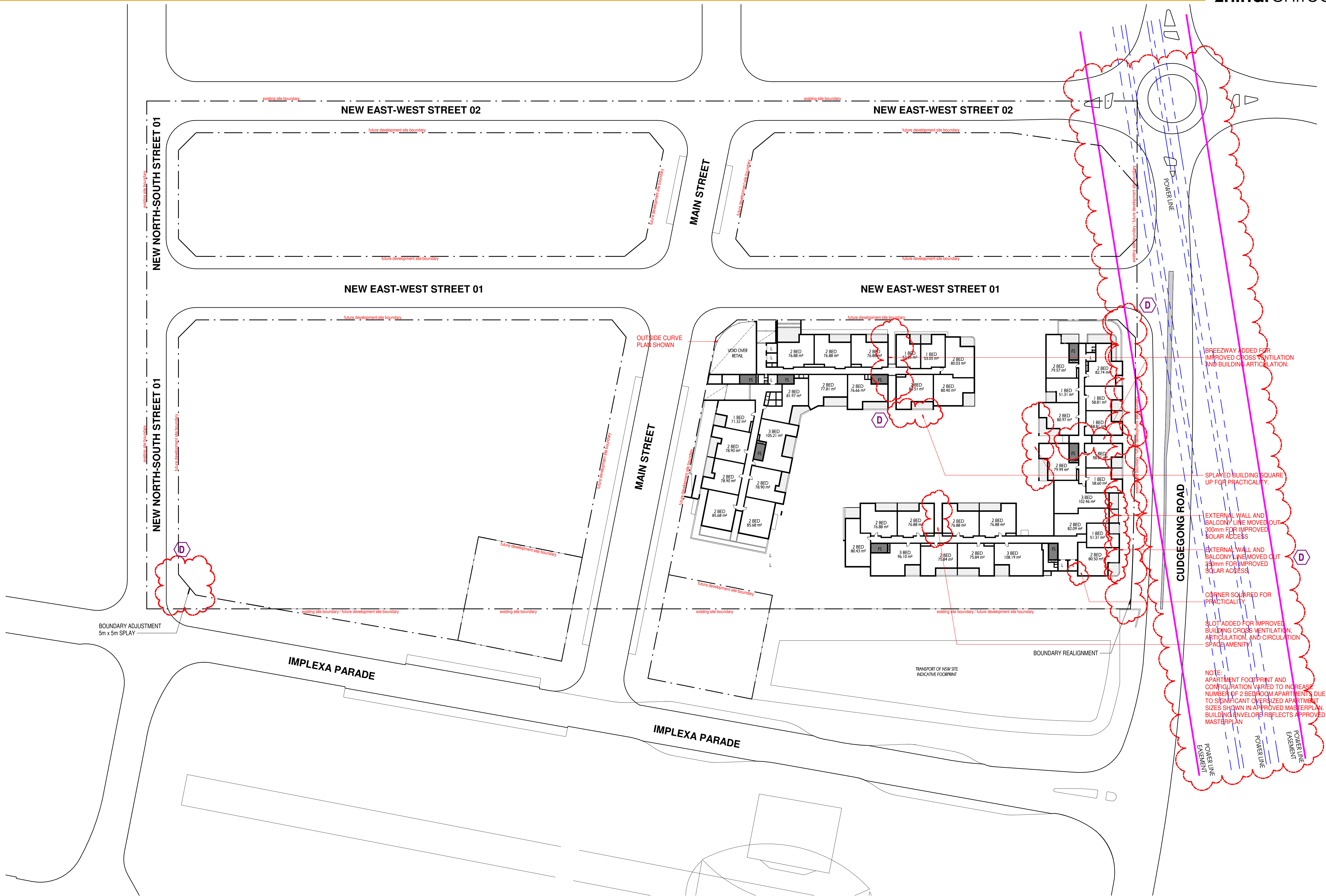
JOB No.

DRAWING No.

8656 SK - 134

D

ISSUE



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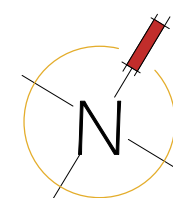
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D	ISSUE FOR FINAL S.34	13/07/2021	JA	IC
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B	ISSUE FOR S.34	10/03/2021	SMJA	IC
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

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Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect



RESTIFA & PARTNERS

PROJECT STATUS :

Development Application

DEVELOPMENT MANAGER :

Restifa & Partners

PROJECT NAME

Proposed Mixed Use Development

(MASTERPLAN)

43-53 CUDGEGONG ROAD
ROUSE HILL, NSW 2850

LGA: Blacktown City Council

SHEET TITLE:

Stage 3 - Level 1

1 : 500 @ A1 sheet

SCALE

8656

JOB No.

SK - 116

DRAWING No.

D

ISSUE

SCREENED
RETAIL/PLANT SERVICE
SHOWN

BREEZWAY ADDED FOR IMPROVED
CROSS VENTILATION AND BUILDING
ARTICULATION.

NOTE:
APARTMENT FOOTPRINT AND
CONFIGURATION VARIED TO INCREASE
NUMBER OF 2 BEDROOM APARTMENTS DUE
TO SIGNIFICANT OVERSIZED APARTMENT
SIZES SHOWN IN APPROVED MASTERPLAN.
BUILDING ENVELOPE REFLECTS APPROVED
MASTERPLAN

BOUNDARY ADJUSTMENT
5m x 5m SPLAY

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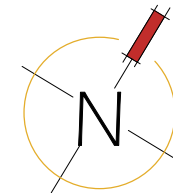
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Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect



RESTIFA & PARTNERS

PROJECT STATUS :

Development Application

DEVELOPMENT MANAGER :

Restifa & Partners

PROJECT NAME

Proposed Mixed Use Development

(MASTERPLAN)
43-53 CUDGEGONG ROAD
ROUSE HILL, NSW 2850

LGA: Blacktown City Council

SHEET TITLE:

Stage 4 - Level 1

1 : 500 @ A1 sheet

SCALE

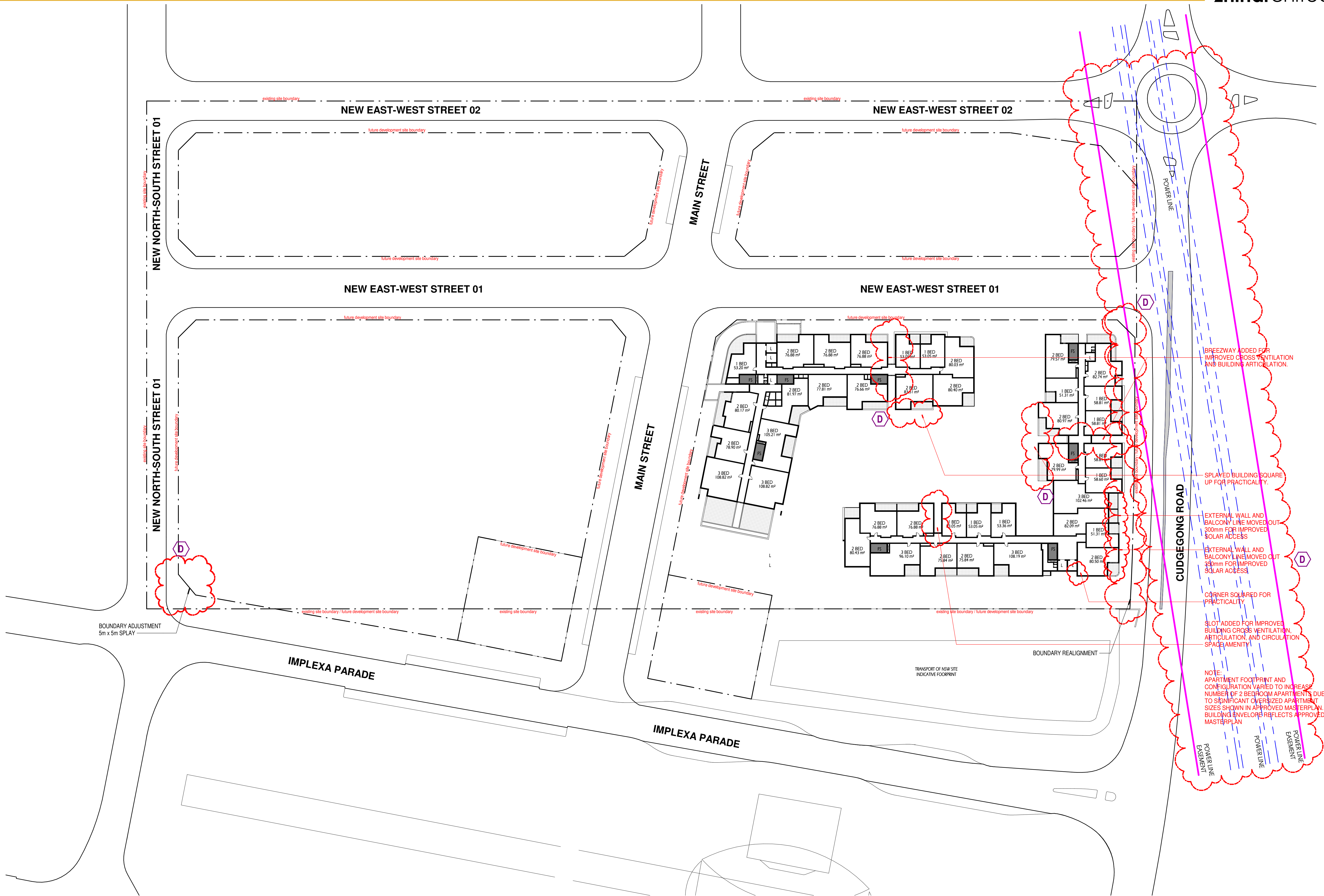
8656

JOB No.

SK - 135

DRAWING No.

D
ISSUE



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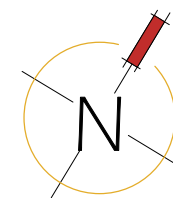
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Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect

PROJECT STATUS :

Development Application

DEVELOPMENT MANAGER :

Restifa & Partners



RESTIFA & PARTNERS

PROJECT NAME

Proposed Mixed Use Development

(MASTERPLAN)

43-53 CUDGEGONG ROAD

ROUSE HILL, NSW 2850

LGA: Blacktown City Council

SHEET TITLE:

Stage 3 - Level 2

1 : 500 @ A1 sheet

SCALE

8656

JOB No.

SK - 117

DRAWING No.

D

ISSUE

SPLAYED BUILDING FORMS
SQUARED FOR
PRACTICALITY

BREEZWAY ADDED FOR IMPROVED
CROSS VENTILATION AND BUILDING
ARTICULATION.

SPLAYED BUILDING FORMS
SQUARED FOR
PRACTICALITY

NOTE:
APARTMENT FOOTPRINT AND
CONFIGURATION VARIED TO INCREASE
NUMBER OF 2 BEDROOM APARTMENTS DUE
TO SIGNIFICANT OVERSIZED APARTMENT
SIZES SHOWN IN APPROVED MASTERPLAN.
BUILDING ENVELOPE REFLECTS APPROVED
MASTERPLAN

BOUNDARY ADJUSTMENT
5m x 5m SPLAY

BOUNDARY REALIGNMENT

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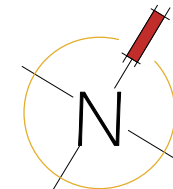
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B	ISSUE FOR S.34	10/03/2021	SMJA	IC
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

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Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect



RESTIFA & PARTNERS

PROJECT STATUS :

Development Application

DEVELOPMENT MANAGER :

Restifa & Partners

PROJECT NAME

Proposed Mixed Use Development

(MASTERPLAN)

43-53 CUDGEGONG ROAD
ROUSE HILL, NSW 2850

LGA: Blacktown City Council

SHEET TITLE:

Stage 4 - Level 2

1 : 500 @ A1 sheet

SCALE

8656

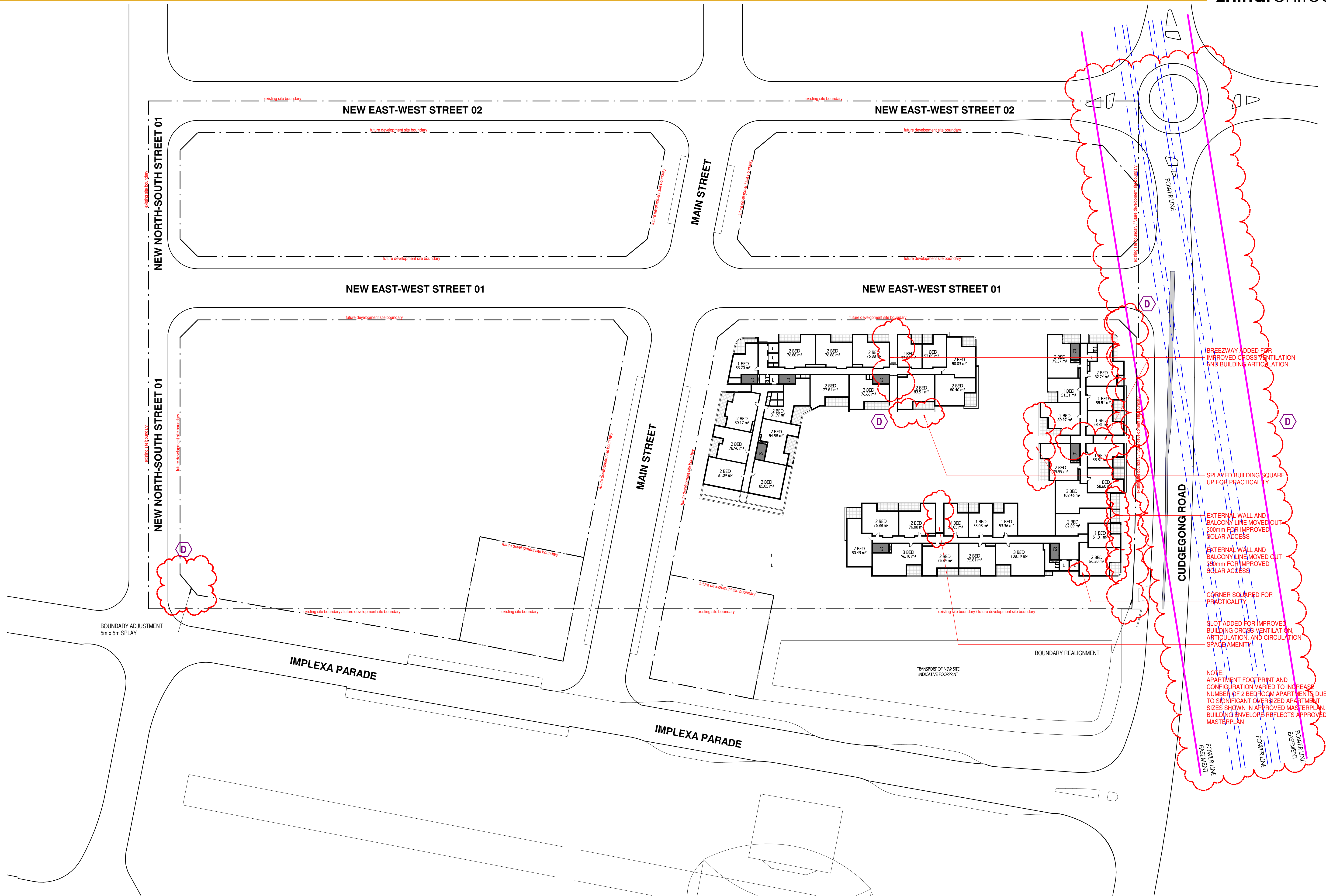
JOB No.

SK - 136

DRAWING No.

D

ISSUE



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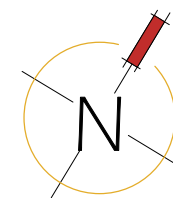
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ISSUE	AMENDMENT	DATE	DRAWN	CHECK

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Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect



RESTIFA & PARTNERS

PROJECT STATUS :

Development Application

DEVELOPMENT MANAGER :

Restifa & Partners

PROJECT NAME

Proposed Mixed Use Development

(MASTERPLAN)

43-53 CUDGEGONG ROAD

ROUSE HILL, NSW 2850

LGA: Blacktown City Council

SHEET TITLE:

Stage 3 - Level 3

1 : 500 @ A1 sheet

SCALE

8656

JOB No.

SK - 118

DRAWING No.

D

ISSUE

BUILDING SQUARED UP FOR PRACTICALITY

SPLAYED BUILDING FORMS SQUARED FOR PRACTICALITY

BREEZWAY ADDED FOR IMPROVED CROSS VENTILATION AND BUILDING ARTICULATION.

SPLAYED BUILDING FORMS SQUARED FOR PRACTICALITY

NOTE:
APARTMENT FOOTPRINT AND CONFIGURATION VARIED TO INCREASE NUMBER OF 2 BEDROOM APARTMENTS DUE TO SIGNIFICANT OVERSIZED APARTMENT SIZES SHOWN IN APPROVED MASTERPLAN. BUILDING ENVELOPE REFLECTS APPROVED MASTERPLAN

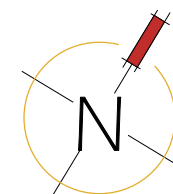
BOUNDARY ADJUSTMENT
5m x 5m SPLAY

MODIFICATION TO CONCEPT MASTERPLAN

D	ISSUE FOR FINAL S.34	13/07/2021	JA	IC
C	ISSUE FOR S.34 RESOLUTION	04/06/2021	JA	IC
B	ISSUE FOR S.34	10/03/2021	SMJA	IC
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Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect



RESTIFA & PARTNERS

PROJECT STATUS :
Development Application

DEVELOPMENT MANAGER :
Restifa & Partners

PROJECT NAME
Proposed Mixed Use Development
(MASTERPLAN)
43-53 CUDGEGONG ROAD
ROUSE HILL, NSW 2850

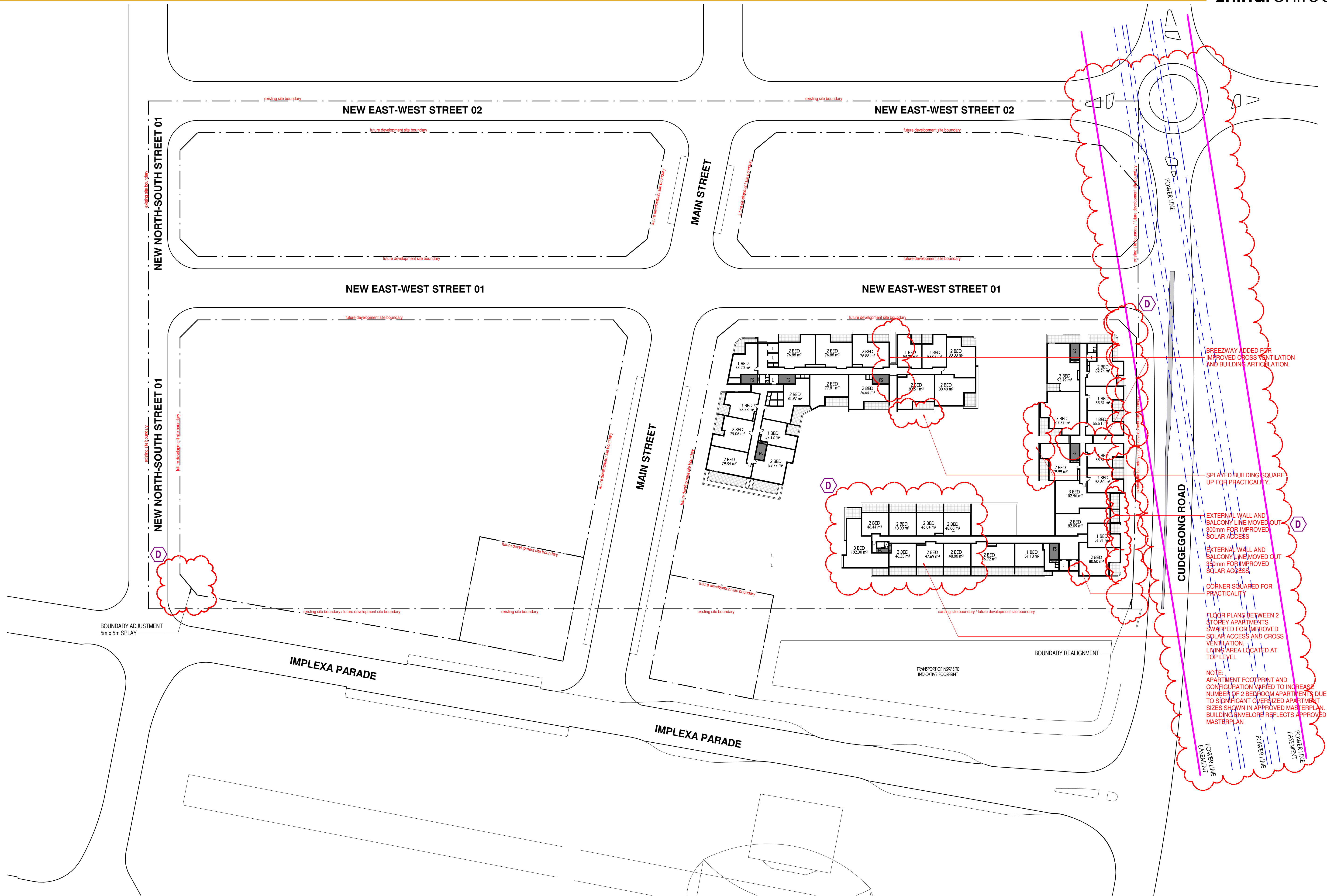
LGA: Blacktown City Council

SHEET TITLE:
Stage 4 - Level 3

1 : 500 @ A1 sheet

SCALE
8656 SK - 137
JOB No. DRAWING No.

D
ISSUE



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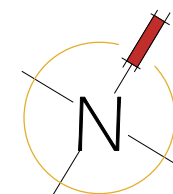
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B	ISSUE FOR S.34	10/03/2021	SMJA	IC
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

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28 495 869 790 / abn

Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect

PROJECT STATUS :

Development Application

DEVELOPMENT MANAGER :

Restifa & Partners



RESTIFA & PARTNERS

PROJECT NAME

Proposed Mixed Use Development

(MASTERPLAN)

43-53 CUDGONG ROAD

ROUSE HILL, NSW 2850

LGA: Blacktown City Council

SHEET TITLE:

Stage 3 - Level 4

1 : 500 @ A1 sheet

SCALE

8656

JOB No.

SK - 119

DRAWING No.

D

ISSUE

BUILDING SQUARED UP FOR PRACTICALITY

SPLAYED BUILDING FORMS SQUARED FOR PRACTICALITY

BREEZWAY ADDED FOR IMPROVED CROSS VENTILATION AND BUILDING ARTICULATION.

SPLAYED BUILDING FORMS SQUARED FOR PRACTICALITY

NOTE:
APARTMENT FOOTPRINT AND CONFIGURATION VARIED TO INCREASE NUMBER OF 2 BEDROOM APARTMENTS DUE TO SIGNIFICANT OVERSIZED APARTMENT SIZES SHOWN IN APPROVED MASTERPLAN. BUILDING ENVELOPE REFLECTS APPROVED MASTERPLAN

BOUNDARY ADJUSTMENT
5m x 5m SPLAY

BOUNDARY REALIGNMENT

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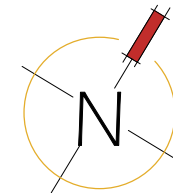
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MODIFICATION TO CONCEPT MASTERPLAN

D	ISSUE FOR FINAL S.34	13/07/2021	JA	IC
C	ISSUE FOR S.34 RESOLUTION	04/06/2021	JA	IC
B	ISSUE FOR S.34	10/03/2021	SMJA	IC
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

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28 495 869 790 / abn

Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect



RESTIFA & PARTNERS

PROJECT STATUS :

Development Application

DEVELOPMENT MANAGER :

Restifa & Partners

PROJECT NAME

Proposed Mixed Use Development

(MASTERPLAN)
43-53 CUDGEGONG ROAD
ROUSE HILL, NSW 2850

LGA: Blacktown City Council

SHEET TITLE:

Stage 4 - Level 4

1 : 500 @ A1 sheet

SCALE

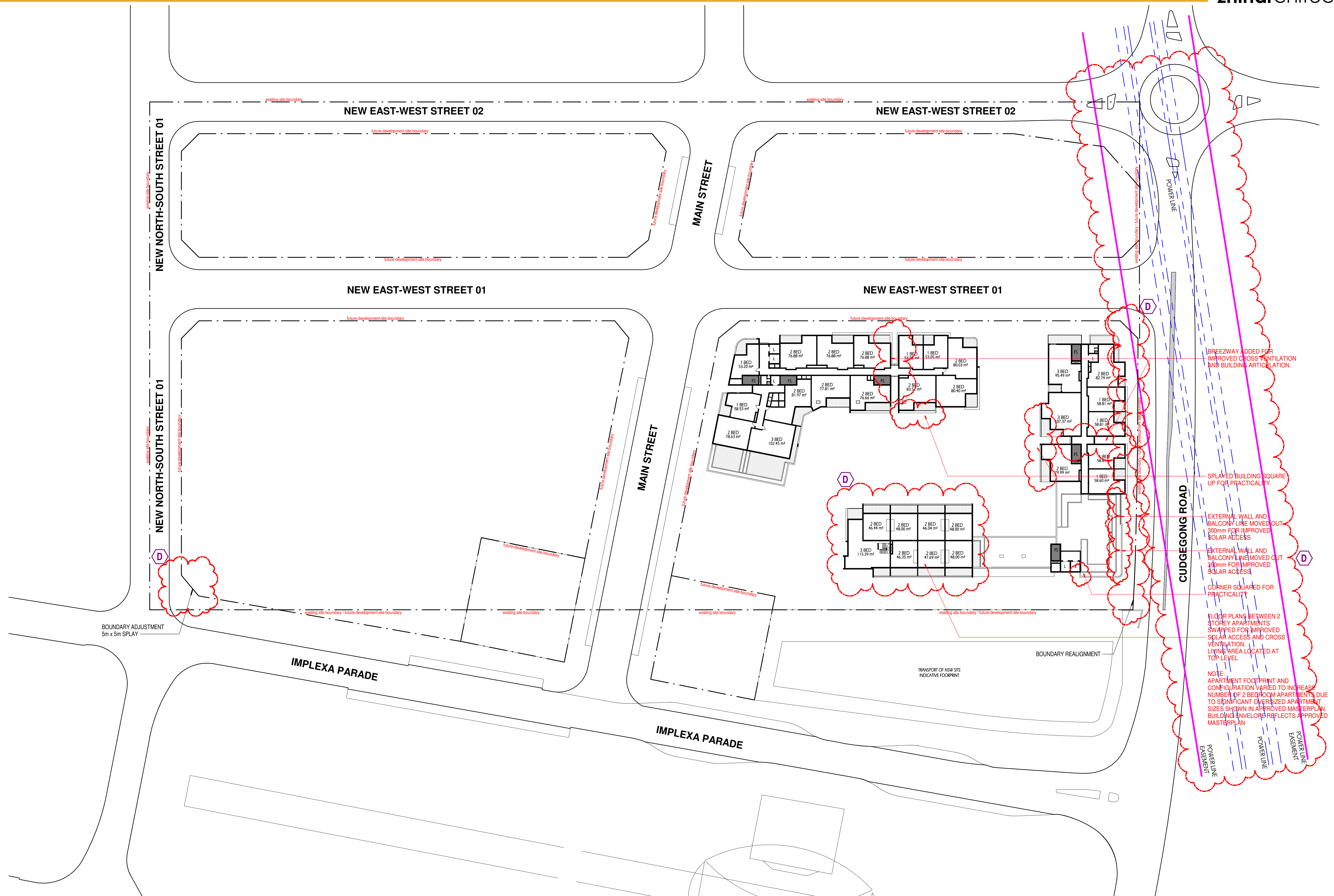
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JOB No.

SK - 138

DRAWING No.

D
ISSUE



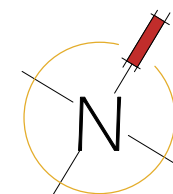
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D	ISSUE FOR FINAL S.34	13/07/2021	JA	IC
C	ISSUE FOR S.34 RESOLUTION	04/06/2021	JA	IC
B	ISSUE FOR S.34	10/03/2021	SM,JA	IC
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

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Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect

PROJECT STATUS :

Development Application

DEVELOPMENT MANAGER :

Restifa & Partners



RESTIFA & PARTNERS

PROJECT NAME

PROJECT NAME Proposed Mixed Use Development

(MASTERPLAN)
43-53 CUDGEGONG ROAD
ROUSE HILL, NSW 2850

LGA: Blacktown City Council

SHEET TITLE:

SHEET TITLE:
Stage 3 - Level 5

1 : 500 @ A1 sheet
SCALE

8656 SK - 125
JOB No. DRAWING No.

D
SUE

BUILDING SQUARED UP FOR PRACTICALITY

SPLAYED BUILDING FORMS SQUARED FOR PRACTICALITY

BREEZWAY ADDED FOR IMPROVED CROSS VENTILATION AND BUILDING ARTICULATION.

SPLAYED BUILDING FORMS SQUARED FOR PRACTICALITY

NOTE:
APARTMENT FOOTPRINT AND CONFIGURATION VARIED TO INCREASE NUMBER OF 2 BEDROOM APARTMENTS DUE TO SIGNIFICANT OVERSIZED APARTMENT SIZES SHOWN IN APPROVED MASTERPLAN. BUILDING ENVELOPE REFLECTS APPROVED MASTERPLAN

BOUNDARY ADJUSTMENT
5m x 5m SPLAY

BOUNDARY REALIGNMENT

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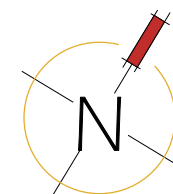
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C	ISSUE FOR S.34 RESOLUTION	04/06/2021	JA	IC
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Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect



RESTIFA & PARTNERS

PROJECT STATUS :

Development Application

DEVELOPMENT MANAGER :

Restifa & Partners

PROJECT NAME

Proposed Mixed Use Development

(MASTERPLAN)

43-53 CUDGEGONG ROAD
ROUSE HILL, NSW 2850

LGA: Blacktown City Council

SHEET TITLE:

Stage 4 - Level 5

1 : 500 @ A1 sheet

SCALE

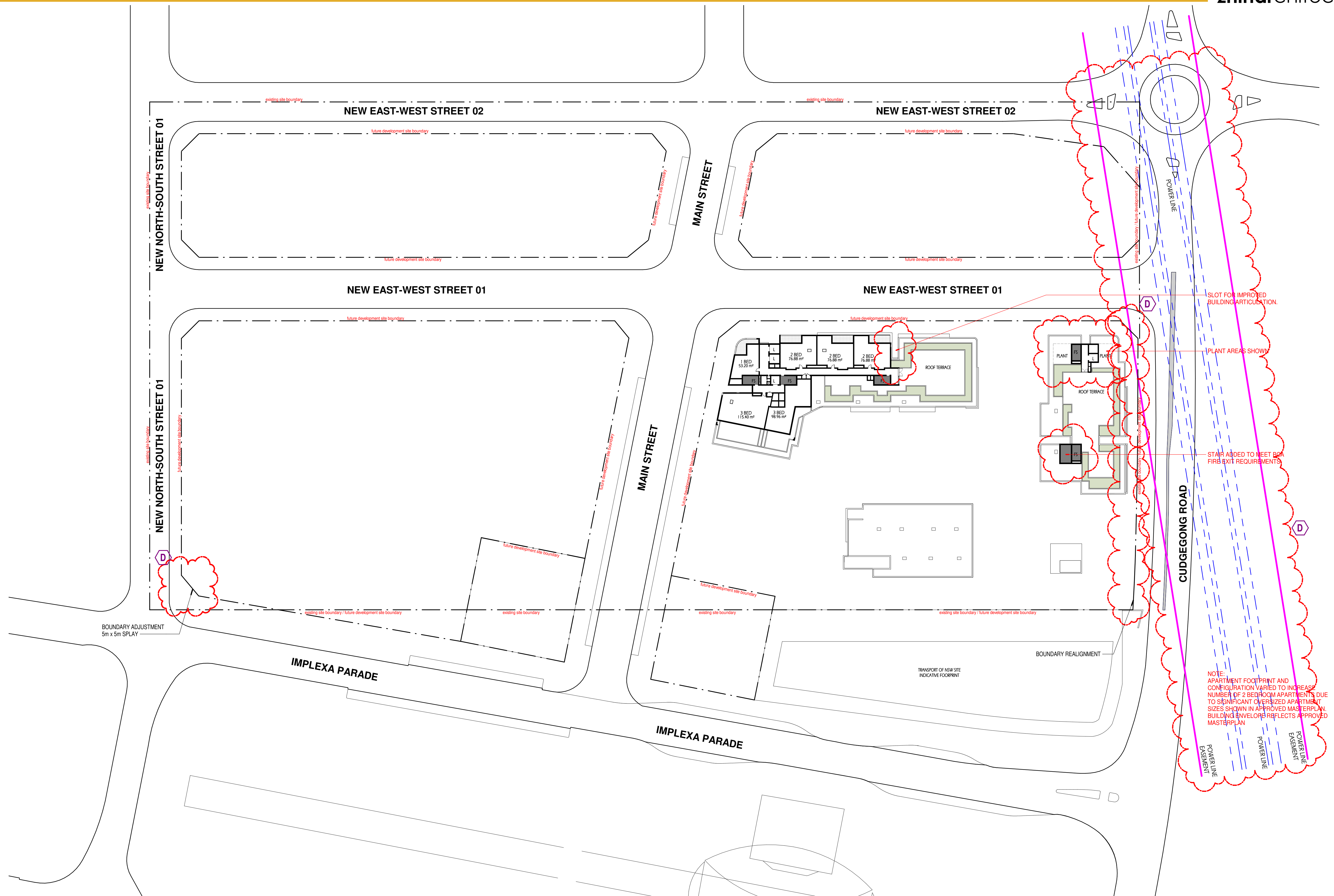
8656

JOB No.

SK - 139

DRAWING No.

D
ISSUE

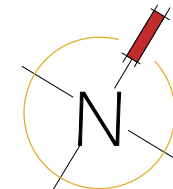


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MODIFICATION TO CONCEPT MASTERPLAN				
D	ISSUE FOR FINAL S.34	13/07/2021	JA	IN
C	ISSUE FOR S.34 RESOLUTION	04/06/2021	JA	IN
B	ISSUE FOR S.34	10/03/2021	SM,JA	IN
ISSUE	AMENDMENT	DATE	DRAWN	CH

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Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect

PROJECT STATUS :

PROJECT STATUS :
Development Application

DEVELOPMENT MANAGER :

DEVELOPMENT MANAGER:
Restifa & Partners



RESTIFA & PARTNERS

PROJECT NAME

PROJECT NAME
Proposed Mixed Use Development

(MASTERPLAN)
43-53 CUDGEGONG ROAD
ROUSE HILL, NSW 2850

LGA: Blacktown City Council

SHEET TITLE:

SHEET TITLE:
Stage 3 - Level 6

1 : 500 @ A1 sheet
SCALE

8656 SK - 126
JOB No. DRAWING No.

D
SUE

BUILDING SQUARED UP FOR PRACTICALITY

SPLAYED BUILDING FORMS SQUARED FOR PRACTICALITY

BREEZWAY ADDED FOR IMPROVED CROSS VENTILATION AND BUILDING ARTICULATION.

SPLAYED BUILDING FORMS SQUARED FOR PRACTICALITY

NOTE:
APARTMENT FOOTPRINT AND CONFIGURATION VARIED TO INCREASE NUMBER OF 2 BEDROOM APARTMENTS DUE TO SIGNIFICANT OVERSIZED APARTMENT SIZES SHOWN IN APPROVED MASTERPLAN. BUILDING ENVELOPE REFLECTS APPROVED MASTERPLAN

BOUNDARY ADJUSTMENT
5m x 5m SPLAY

BOUNDARY REALIGNMENT

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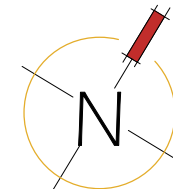
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C	ISSUE FOR S.34 RESOLUTION	04/06/2021	JA	IC
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ISSUE	AMENDMENT	DATE	DRAWN	CHECK

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Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect

PROJECT STATUS :

Development Application

DEVELOPMENT MANAGER :

Restifa & Partners



RESTIFA & PARTNERS

PROJECT NAME

Proposed Mixed Use Development

(MASTERPLAN)

43-53 CUDGEGONG ROAD

ROUSE HILL, NSW 2850

LGA: Blacktown City Council

SHEET TITLE:

Stage 4 - Level 6

1 : 500 @ A1 sheet

SCALE

8656

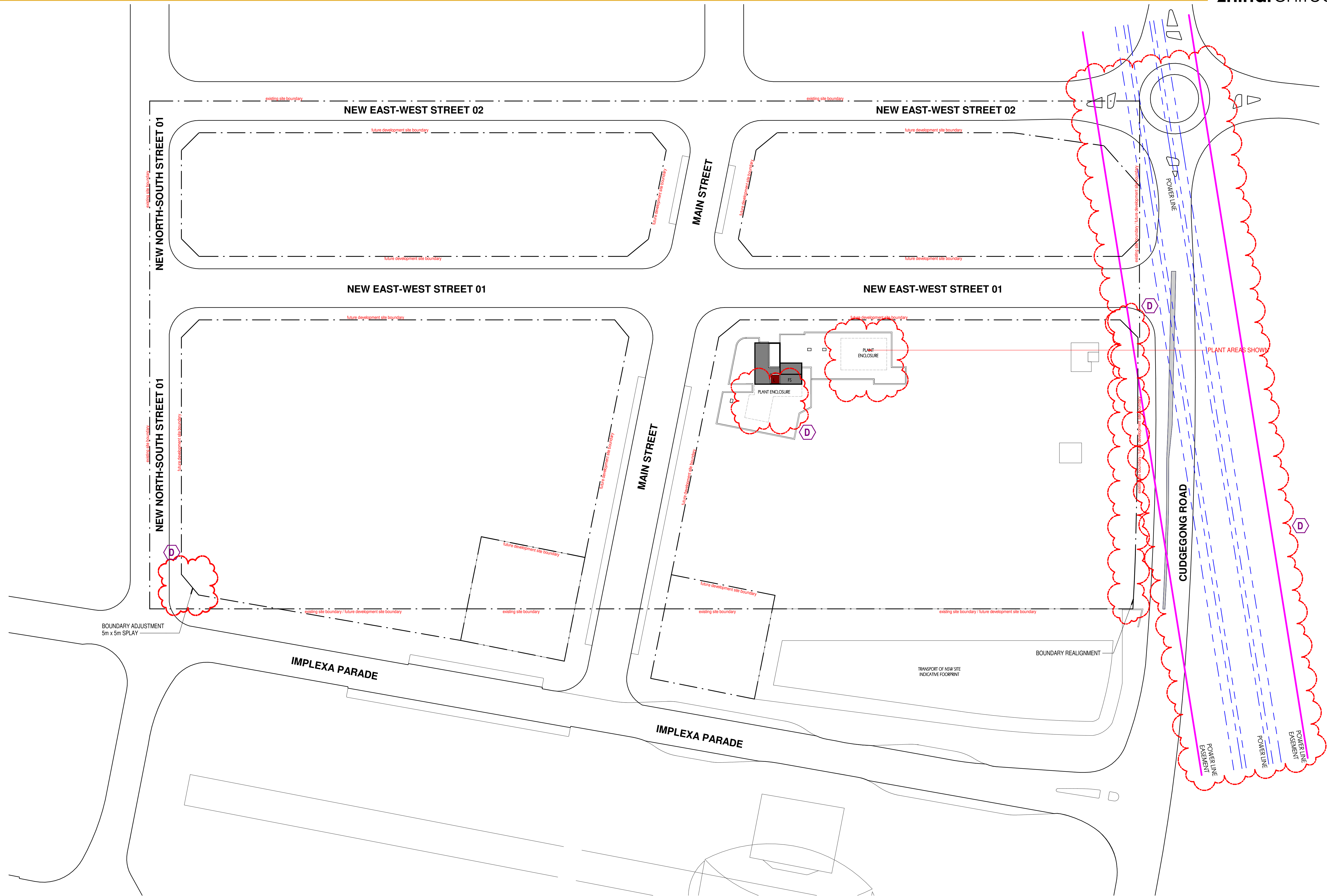
JOB No.

SK - 140

DRAWING No.

D

ISSUE



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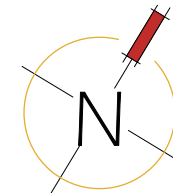
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C	ISSUE FOR S.34 RESOLUTION	04/06/2021	JA	IC
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ISSUE	AMENDMENT	DATE	DRAWN	CHECK

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Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect



RESTIFA & PARTNERS

PROJECT STATUS :

Development Application

DEVELOPMENT MANAGER :

Restifa & Partners

PROJECT NAME

Proposed Mixed Use Development

(MASTERPLAN)

43-53 CUDGEGONG ROAD

ROUSE HILL, NSW 2850

LGA: Blacktown City Council

SHEET TITLE:

Stage 3 -Roof

1 : 500 @ A1 sheet

SCALE

8656

JOB No.

SK - 127

DRAWING No.

D

ISSUE

BUILDING SQUARED UP FOR PRACTICALITY

SPLAYED BUILDING FORMS SQUARED FOR PRACTICALITY

BREEZWAY ADDED FOR IMPROVED CROSS VENTILATION AND BUILDING ARTICULATION.

SCREENED PLANT ENCLOSURE SHOWN

NOTE:
APARTMENT FOOTPRINT AND CONFIGURATION VARIED TO INCREASE NUMBER OF 2 BEDROOM APARTMENTS DUE TO SIGNIFICANT OVERSIZED APARTMENT SIZES SHOWN IN APPROVED MASTERPLAN. BUILDING ENVELOPE REFLECTS APPROVED MASTERPLAN

BOUNDARY ADJUSTMENT
5m x 5m SPLAY

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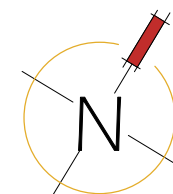
MODIFICATION TO CONCEPT MASTERPLAN

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C	ISSUE FOR S.34 RESOLUTION	04/06/2021	JA	IC
B	ISSUE FOR S.34	10/03/2021	SMJA	IC
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

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Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect



RESTIFA & PARTNERS

PROJECT STATUS :

Development Application

DEVELOPMENT MANAGER :

Restifa & Partners

PROJECT NAME

Proposed Mixed Use Development

(MASTERPLAN)

43-53 CUDGEGONG ROAD

ROUSE HILL, NSW 2850

LGA: Blacktown City Council

SHEET TITLE:

Stage 4 - Level 7

1 : 500 @ A1 sheet

SCALE

8656

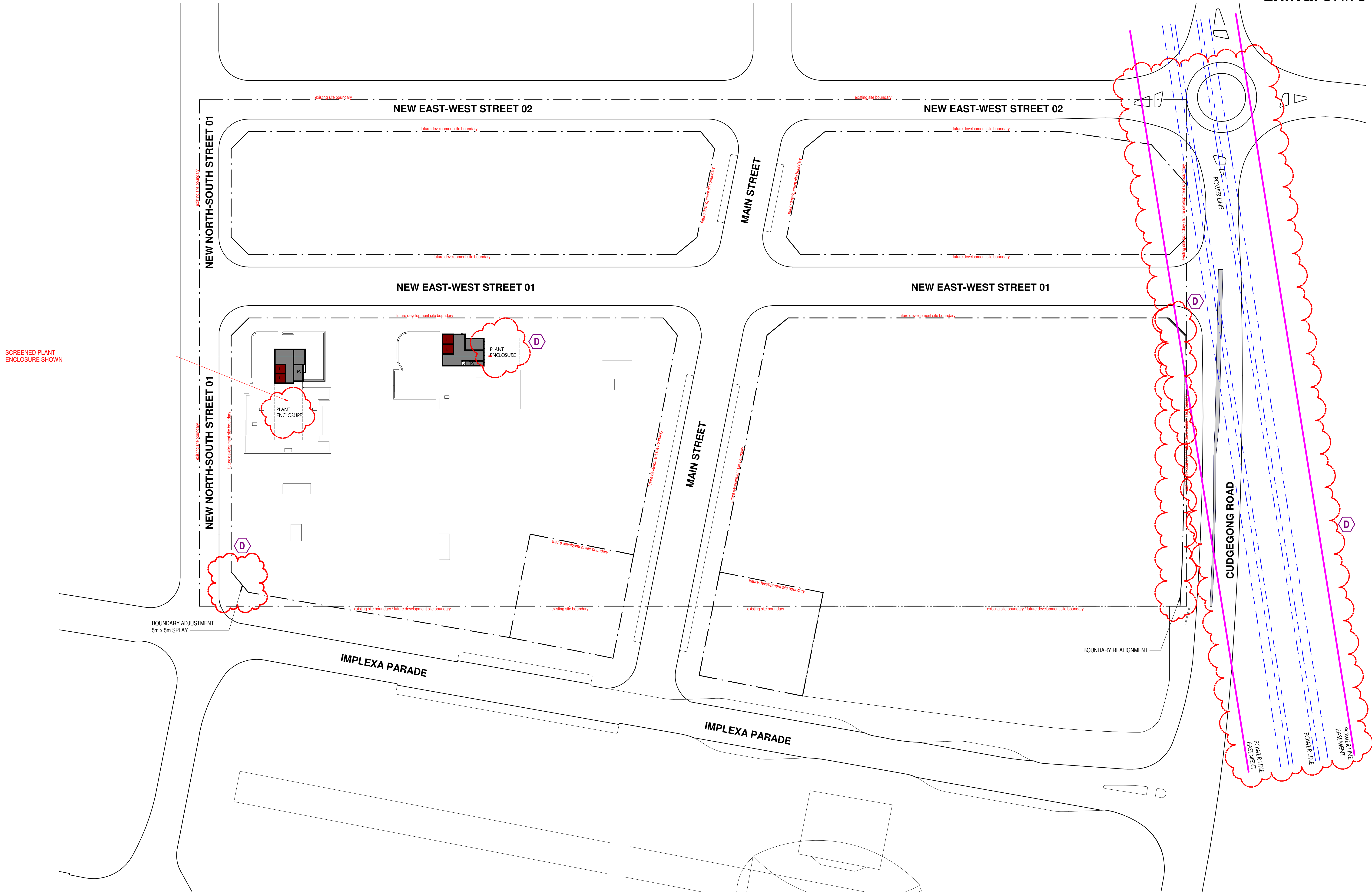
JOB No.

SK - 141

DRAWING No.

D

ISSUE



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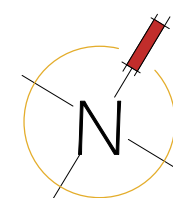
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C	ISSUE FOR S.34 RESOLUTION	04/06/2021	JA	IC
B	ISSUE FOR S.34	10/03/2021	SMJA	IC
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Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect



RESTIFA & PARTNERS

PROJECT STATUS :

Development Application

DEVELOPMENT MANAGER :

Restifa & Partners

PROJECT NAME

Proposed Mixed Use Development

(MASTERPLAN)

43-53 CUDGEGONG ROAD

ROUSE HILL, NSW 2850

LGA: Blacktown City Council

SHEET TITLE:

Stage 4 - Roof

1 : 500 @ A1 sheet

SCALE

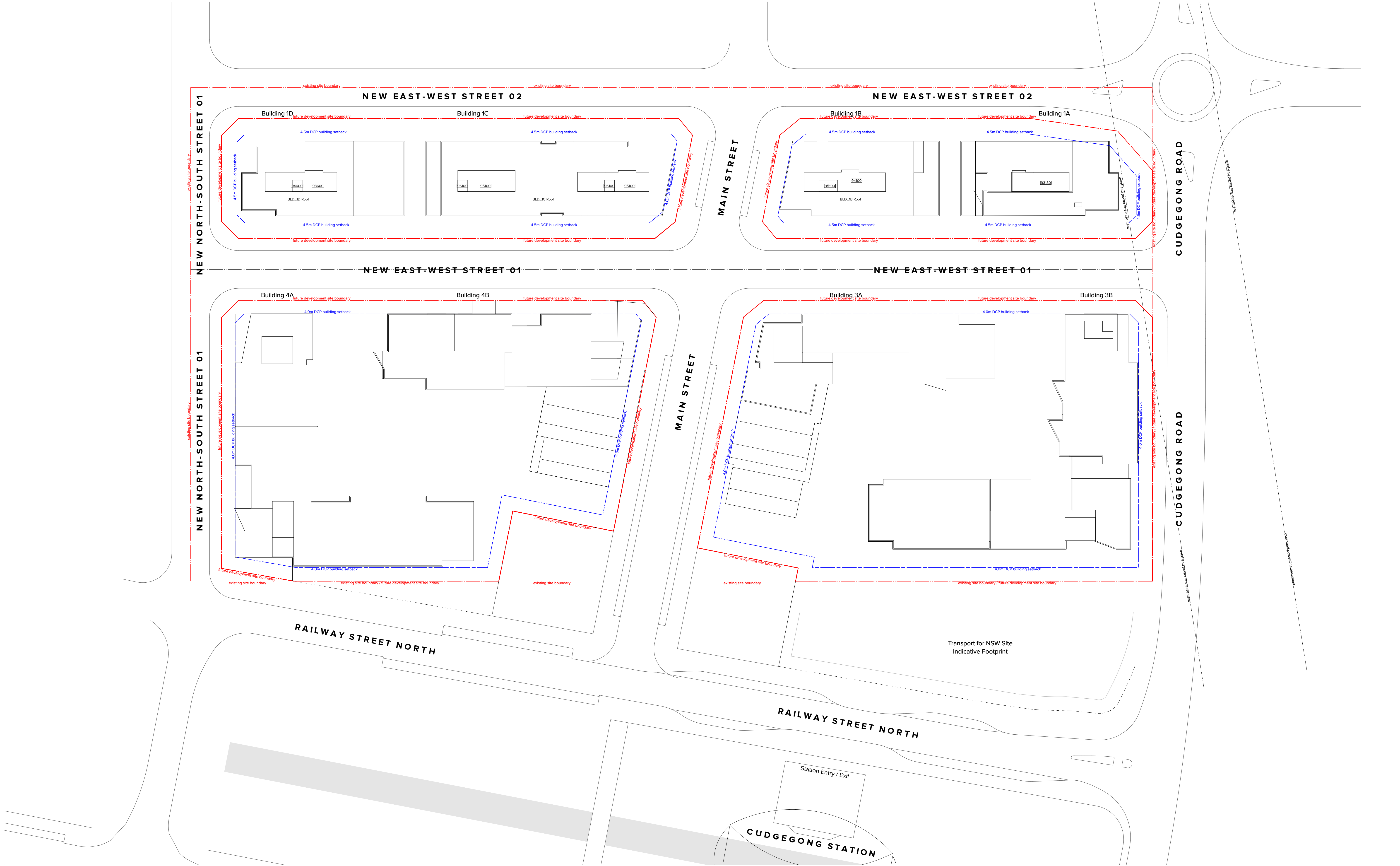
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JOB No.

SK - 142

DRAWING No.

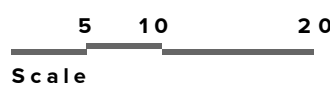
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ISSUE



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Nominated Architect Nicholas Turner 6695, ABN 86 064 084 991

CLIENT
Restifa & Partners
302/123 Walker Street North Sydney NSW 2060



Project Title
Cudgong Town Centre "The Rouse"
43 - 53 Cudgong Road, Rouse Hill, NSW 2850
Concept Proposal
Drawing Title
GA Plans
Roof

04	01.08.19	DS	Amended DA Submission
G	18.06.19	DS	Client Issue
03	22.02.19	DS	Amended DA Submission
F	26.02.19	DS	Amended DA Submission For Co-ordination
E	22.02.19	DS	Amended DA Submission For Co-ordination
02	13.12.18	DS	S34 Update
01	30.05.17	DS	Issue for DA Submission
Rev.	Date	Approved by	Revision Notes

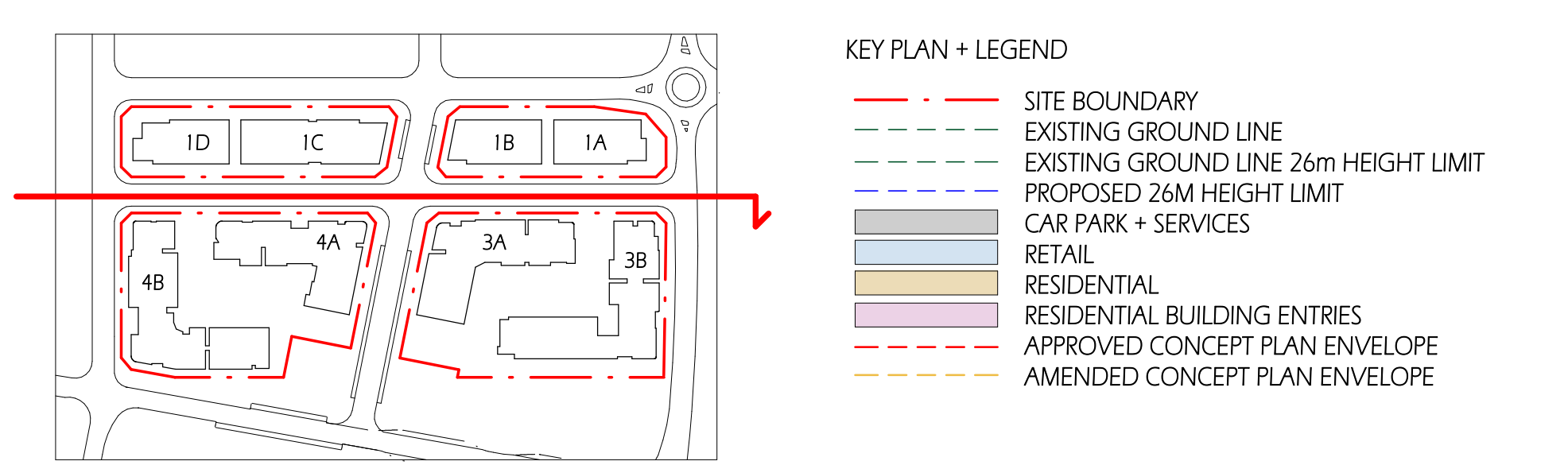
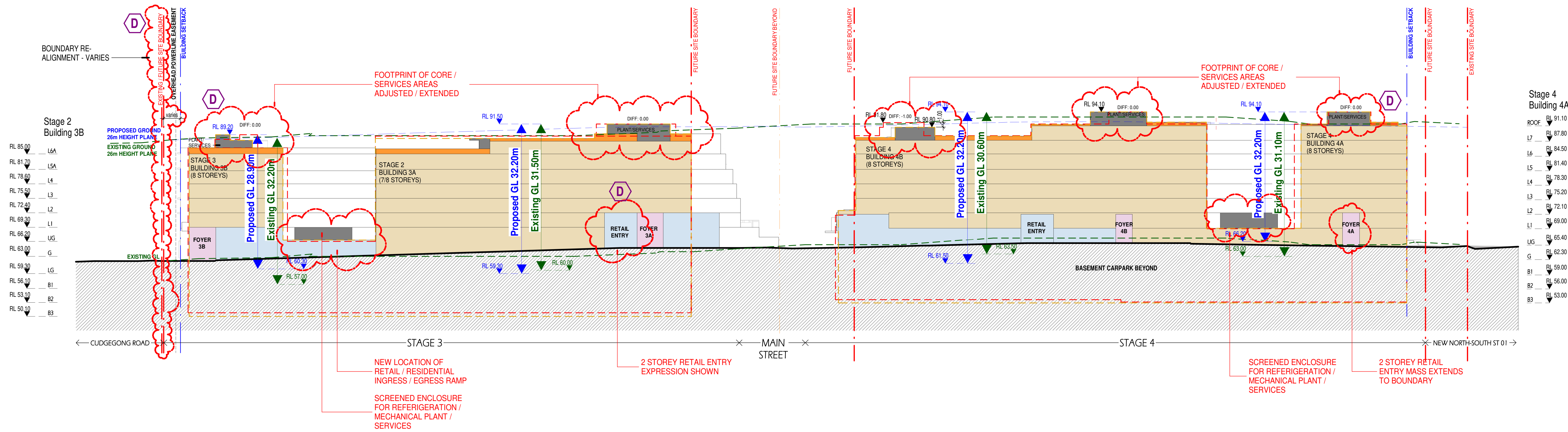
Scale
1:500 @A1, 50%@A3
Status
DA

Project No.
15021
Drawn by
JM/JL
Rev
04



TURNER

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turner@tda.com.au
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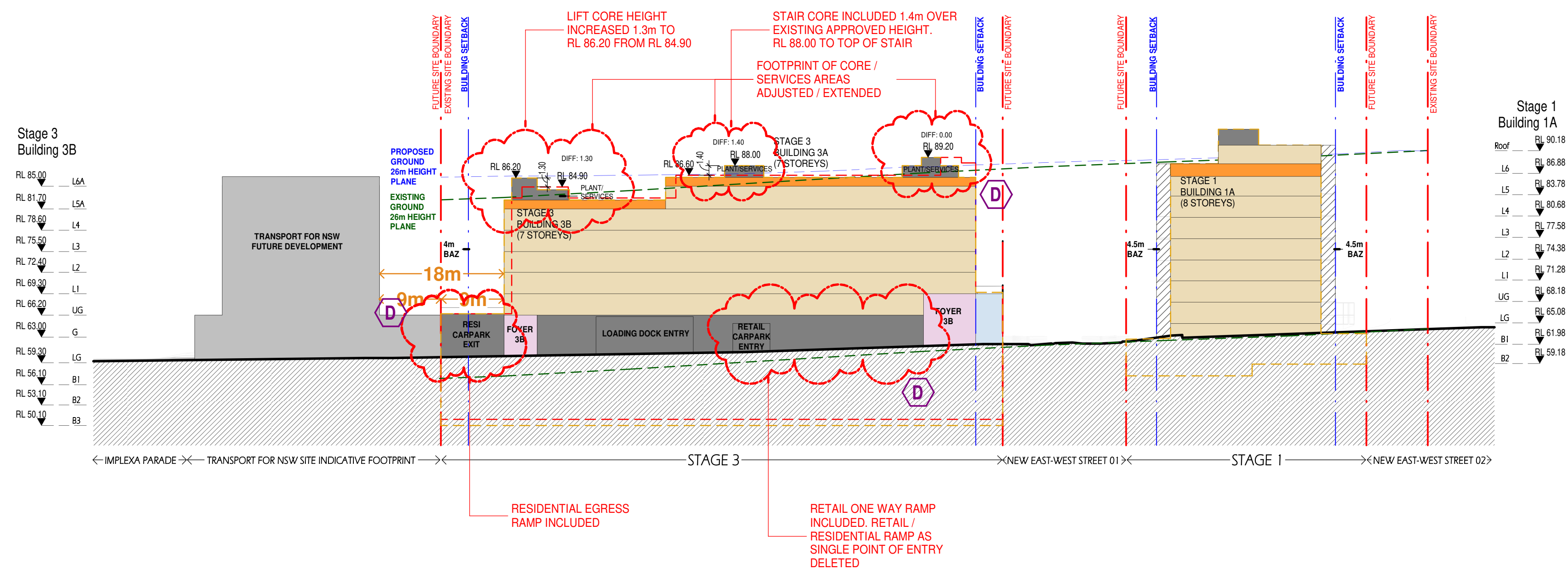
MODIFICATION TO CONCEPT MASTERPLAN					
D	ISSUE FOR FINAL S.34	13/07/2021	JA	IC	
C	ISSUE FOR S.34 RESOLUTION	04/06/2021	JA	IC	
B	ISSUE FOR S.34	10/03/2021	SMJA	IC	
A	CONCEPT PLAN AMENDMENT	27/05/2020	JAVV	IC	
ISSUE	AMENDMENT	DATE	DRAWN	CHECK	
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28 495 869 790 / abn
Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect

PROJECT STATUS :
Development Application
DEVELOPMENT MANAGER :
Restifa & Partners

PROJECT NAME
Proposed Mixed Use Development
(MASTERPLAN)
43-53 CUDGEGONG ROAD
ROUSE HILL, NSW 2850
LGA: Blacktown City Council

SHEET TITLE:
North Elevation
SCALE
As indicated @ A1 sheet
8656 SK - 150
JOB No. DRAWING No.
D
ISSUE



- KEY PLAN + LEGEND
- SITE BOUNDARY
 - EXISTING GROUND LINE
 - EXISTING GROUND LINE 26m HEIGHT LIMIT
 - PROPOSED 26M HEIGHT LIMIT
 - CAR PARK + SERVICES
 - RETAIL
 - RESIDENTIAL
 - RESIDENTIAL BUILDING ENTRIES
 - APPROVED CONCEPT PLAN ENVELOPE
 - AMENDED CONCEPT PLAN ENVELOPE

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D	ISSUE FOR FINAL S.34	13/07/2021	JA	IC
B	ISSUE FOR S34	10/03/2021	SMJA	IC
A	CONCEPT PLAN AMENDMENT	27/05/2020	JAVV	IC
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

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PROJECT STATUS :
Development Application

DEVELOPMENT MANAGER :
Restifa & Partners



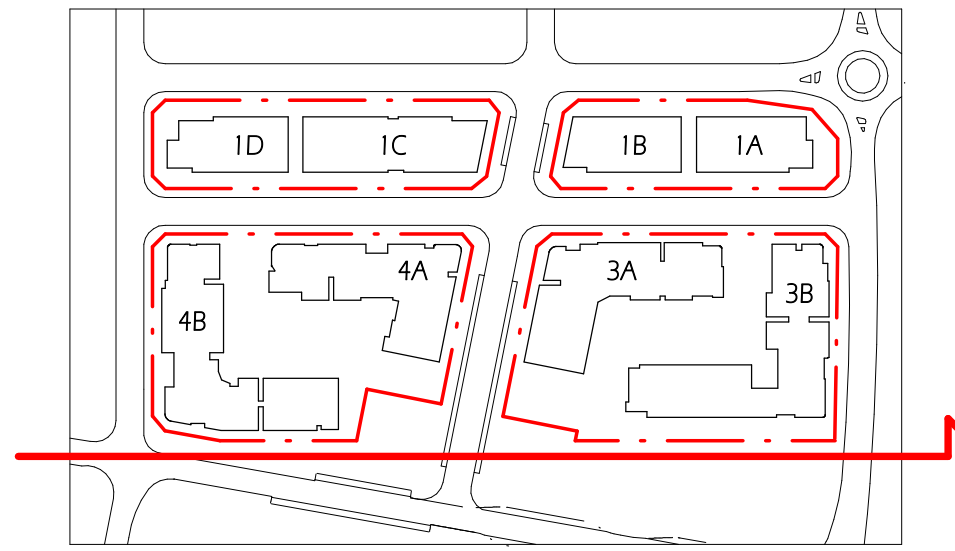
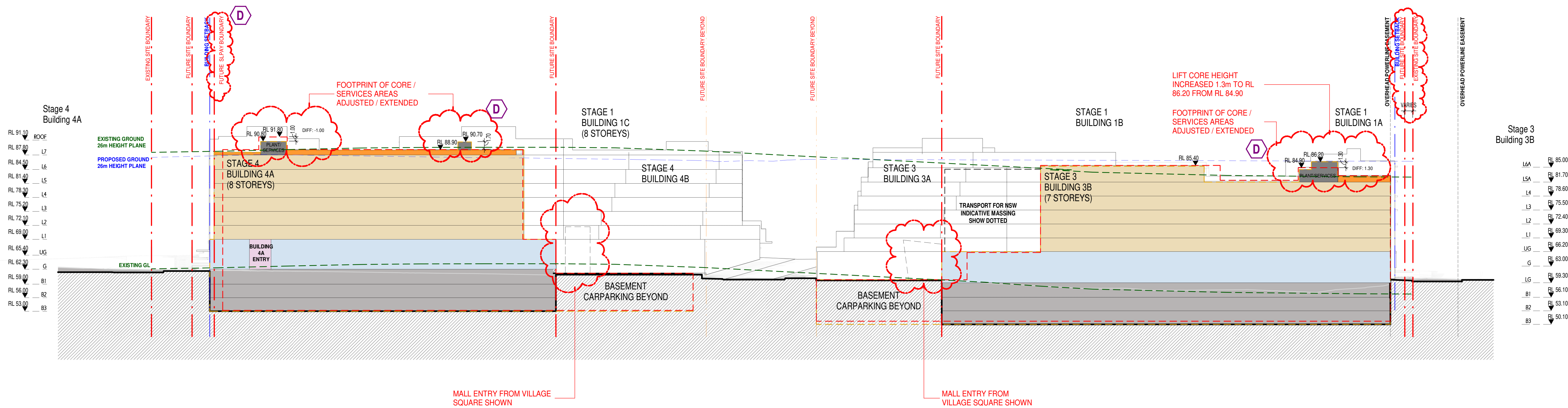
PROJECT NAME
Proposed Mixed Use Development
(MASTERPLAN)
43-53 CUDGEGONG ROAD
ROUSE HILL, NSW 2850

LGA: Blacktown City Council

SHEET TITLE:
East Elevation

As indicated @ A1 sheet
SCALE
8656 SK - 151
JOB No. DRAWING No.

D
ISSUE



- KEY PLAN + LEGEND
- SITE BOUNDARY
 - EXISTING GROUND LINE
 - EXISTING GROUND LINE 26m HEIGHT LIMIT
 - PROPOSED 26M HEIGHT LIMIT
 - CAR PARK + SERVICES
 - RETAIL
 - RESIDENTIAL
 - RESIDENTIAL BUILDING ENTRIES
 - APPROVED CONCEPT PLAN ENVELOPE
 - AMENDED CONCEPT PLAN ENVELOPE

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MODIFICATION TO CONCEPT MASTERPLAN					
ISSUE	AMENDMENT	DATE	DRAWN	CHECK	
D	ISSUE FOR FINAL S.34	13/07/2021	JA	IC	
C	ISSUE FOR S.34 RESOLUTION	04/06/2021	JA	IC	
B	ISSUE FOR S.34	10/03/2021	SMJA	IC	
A	CONCEPT PLAN AMENDMENT	27/05/2020	JAVV	IC	

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+61 2 8893 8833 / f
www.zhinar.com.au / w
28 495 869 790 / abn

Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect

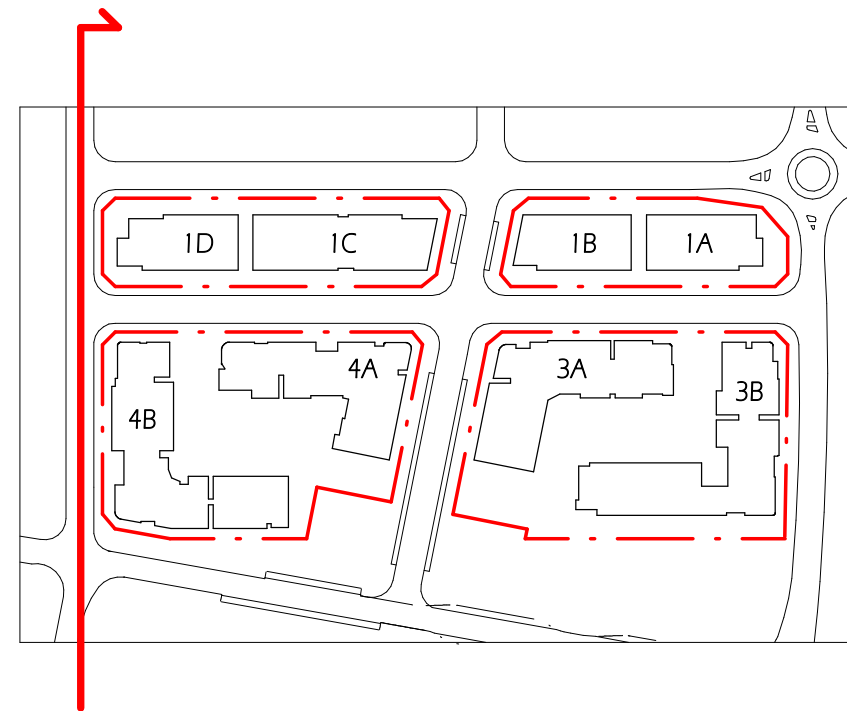
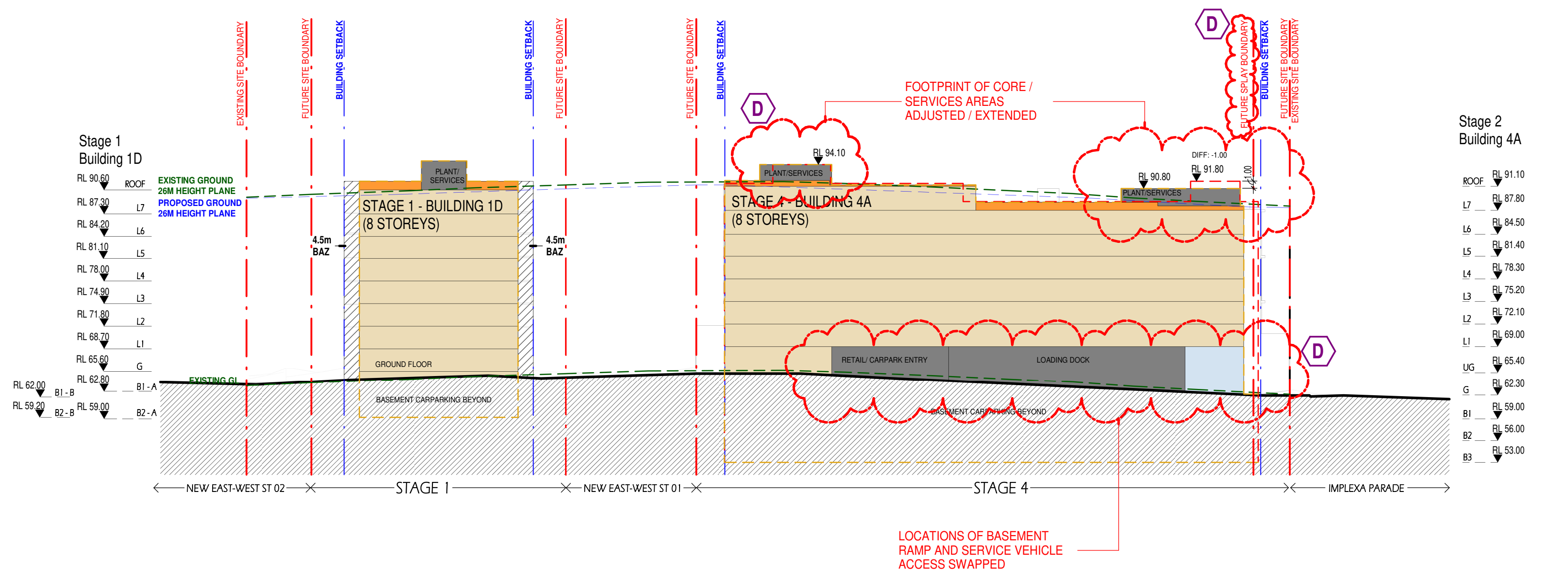


PROJECT STATUS :
Development Application
DEVELOPMENT MANAGER :
Restifa & Partners

PROJECT NAME
Proposed Mixed Use Development
(MASTERPLAN)
43-53 CUDGEGONG ROAD
ROUSE HILL, NSW 2850
LGA: Blacktown City Council

SHEET TITLE:
South Elevation
As indicated @ A1 sheet
SCALE
8656 SK - 152
JOB No. DRAWING No.

D
ISSUE



- KEY PLAN + LEGEND
- SITE BOUNDARY
 - EXISTING GROUND LINE
 - EXISTING GROUND LINE 26m HEIGHT LIMIT
 - PROPOSED 26M HEIGHT LIMIT
 - CAR PARK + SERVICES
 - RETAIL
 - RESIDENTIAL
 - RESIDENTIAL BUILDING ENTRIES
 - APPROVED CONCEPT PLAN ENVELOPE
 - AMENDED CONCEPT PLAN ENVELOPE

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MODIFICATION TO CONCEPT MASTERPLAN

D	ISSUE FOR FINAL S.34	13/07/2021	JA	IC
C	ISSUE FOR S.34 RESOLUTION	04/06/2021	JA	IC
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A	CONCEPT PLAN AMENDMENT	27/05/2020	JAVV	IC
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

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PROJECT STATUS :
Development Application

DEVELOPMENT MANAGER :
Restifa & Partners



PROJECT NAME
Proposed Mixed Use Development
(MASTERPLAN)
43-53 CUDGEGONG ROAD
ROUSE HILL, NSW 2850

LGA: Blacktown City Council

SHEET TITLE:
West Elevation

As indicated @ A1 sheet
SCALE

8656 SK - 153
JOB No. DRAWING No.

D
ISSUE

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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect Nicholas Turner 6695, ABN 86 064 084 991

CLIENT

Restifa & Partners
302/123 Walker Street North Sydney NSW 2060

5 10 20
Scale

Project Title
Cudgegong Town Centre "The Rouse"
43 - 53 Cudgegong Road, Rouse Hill, NSW 2850
Concept Proposal

Drawing Title
GA Elevations
North Elevation - Phase 01

04	01/08/19 DS	Amended DA Submission
03	26/02/19 DS	Amended DA Submission
F	26/02/19 DS	Amended DA Submission For Co-ordination
E	22/02/19 DS	Amended DA Submission For Co-ordination
02	13/12/18 DS	S34 Update
01	30/05/17 DS	Issue for DA Submission
Rev.	Date	Approved by

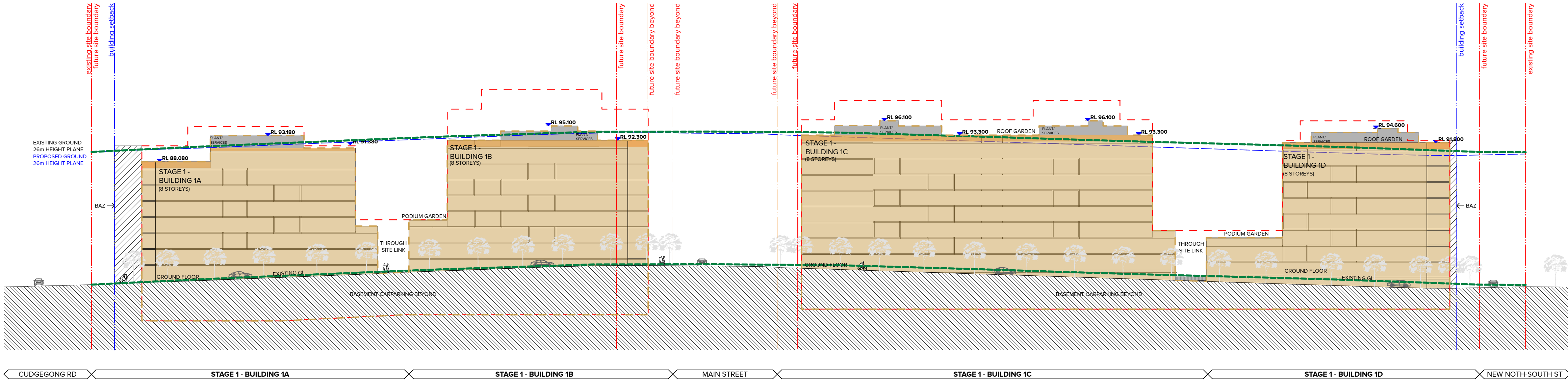
Project No.	15021	Drawn by	JM/JL	North
Drawn No.	DA-CP-210-050	Rev	04	

TURNER

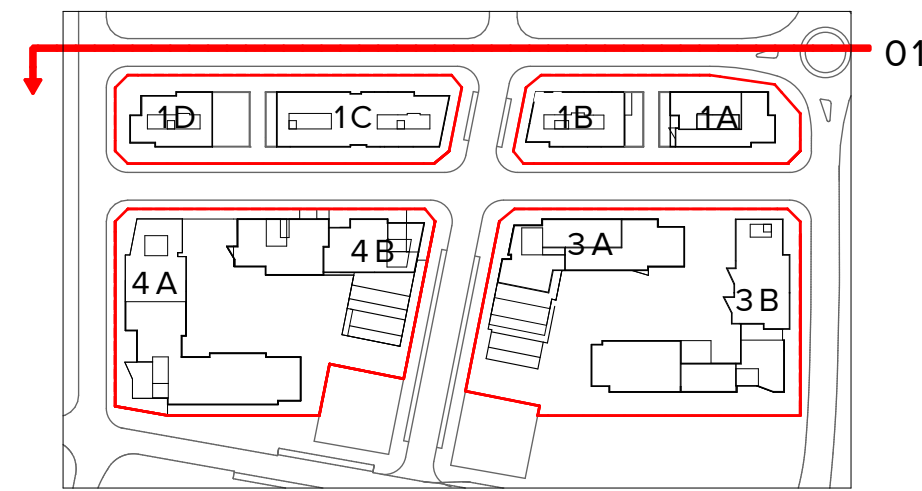
L7 ONE Oxford Street
Darlinghurst NSW 2010
turnerstudio.com.au

T 61 2 8948 0000
F 61 2 8948 0001
turnerstudio.com.au

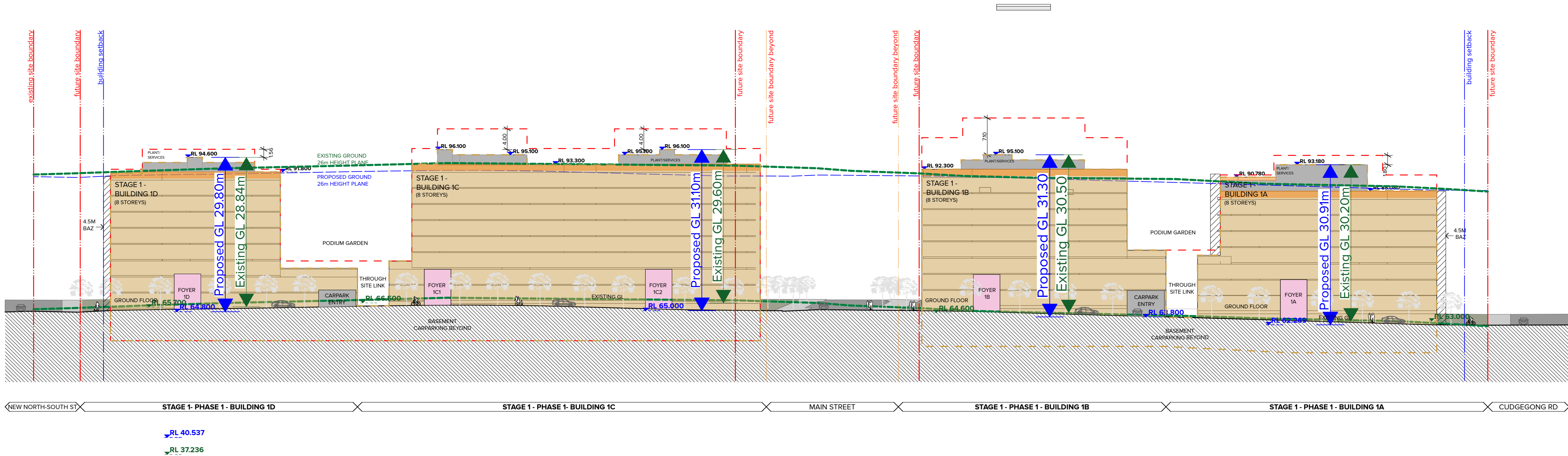
**STAGE 1
Building 1A**
▼Roof
RL90.180
▼Level 06
RL90.600
▼Level 05
RL89.500
▼Level 04
RL89.400
▼Level 03
RL77.200
▼Level 02
RL74.200
▼Level 01
RL71.000
▼Upper Ground
RL68.000
▼Lower Ground
RL64.900
▼Basement 01 B
RL60.000
▼Basement 02 B
RL57.200



**STAGE 1
Building 1D**
▼Roof
RL90.600
▼Level 07
RL87.300
▼Level 06
RL86.200
▼Level 05
RL81.000
▼Level 04
RL78.000
▼Level 03
RL74.900
▼Level 02
RL71.800
▼Level 01
RL68.000
▼Ground Floor
RL65.500
▼Basement 01 A
RL61.000
▼Basement 02 A
RL57.000
▼Basement 01 B
RL61.000
▼Basement 02 B
RL59.200



Key Plan + Legend
Site Boundary
Site Boundary Beyond
Existing Ground Line
Existing Ground Line 26m Height Limit Proposed Ground Line
26m Height Limit
Carpark + Services
Retail
Residential
Residential Building Entries
Submitted DA envelope
Amended DA envelope

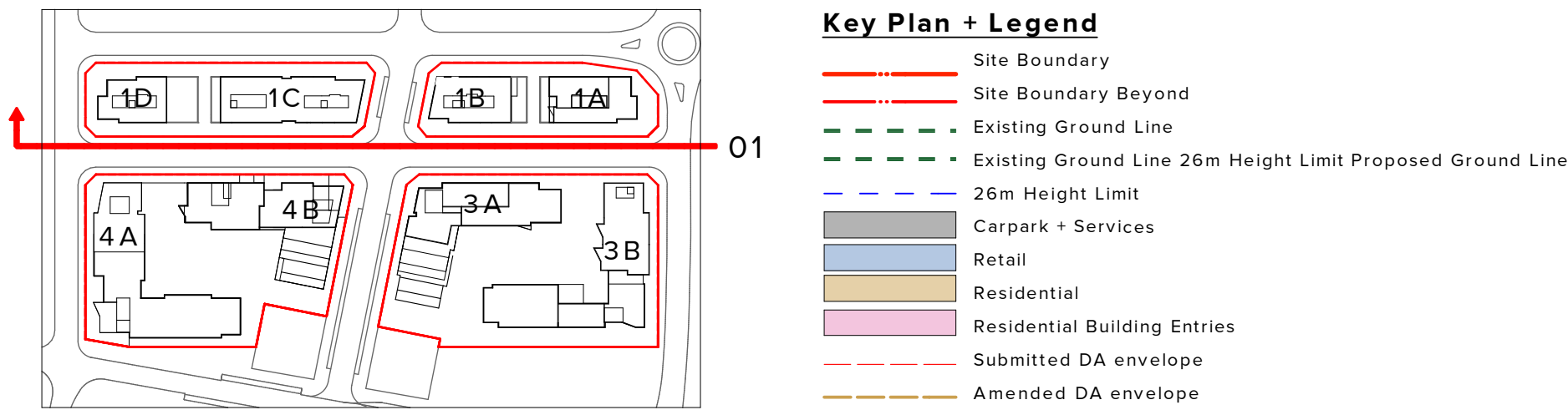


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Nominated Architect Nicholas Turner 6695, ABN 86 064 084 991

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302/123 Walker Street North Sydney NSW 2060

Scale
5 10 20



04 01/08/19 DS Amended DA Submission
03 26/02/19 DS Amended DA Submission
F 26/02/19 DS Amended DA Submission For Co-ordination
E 22/02/19 DS Amended DA Submission For Co-ordination
02 13/12/18 DS S34 Update
01 30/05/17 DS Issue for DA Submission
Rev. Date Approved by Revision Notes

Project Title
Cudgong Town Centre "The Rouse"
43 - 53 Cudgong Road, Rouse Hill, NSW 2850
Concept Proposal

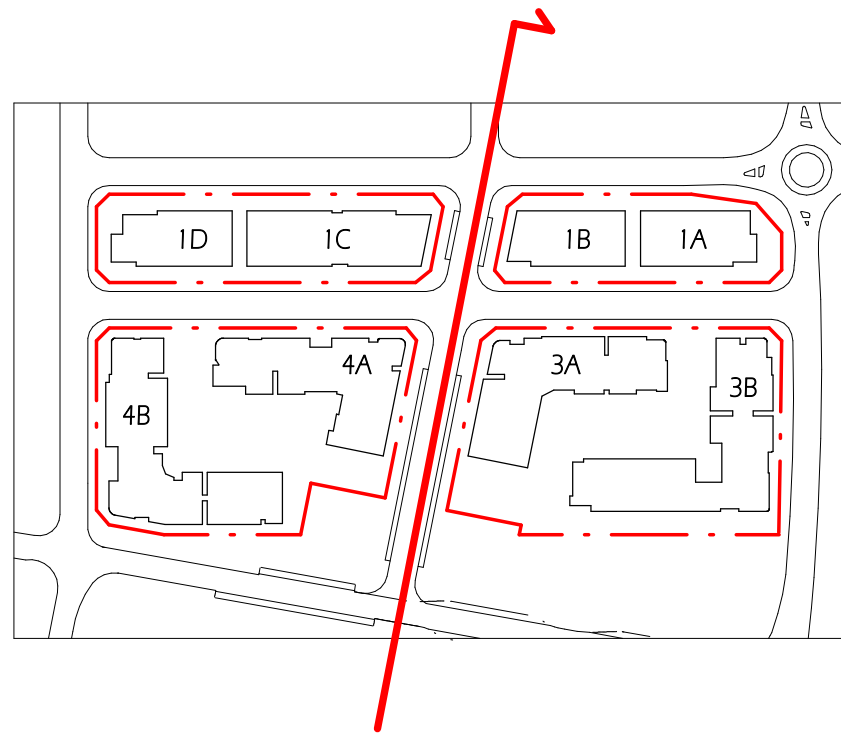
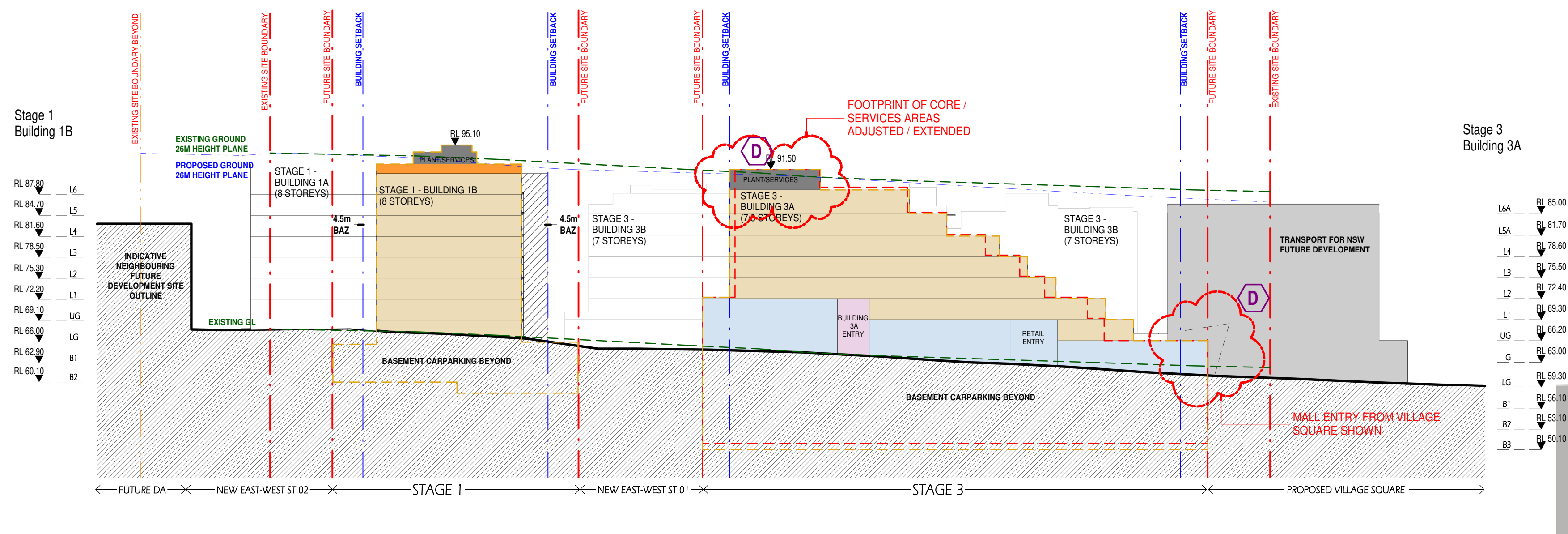
Drawing Title
GA Elevations
South Elevation - Phase 01

Scale
1:500 @A1, 50%@A3
Status
DA

Project No.
15021
Drawing No.
DA-CP-210-060
Rev
04

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- KEY PLAN + LEGEND
- SITE BOUNDARY
 - EXISTING GROUND LINE
 - EXISTING GROUND LINE 26m HEIGHT LIMIT
 - PROPOSED 26M HEIGHT LIMIT
 - CAR PARK + SERVICES
 - RETAIL
 - RESIDENTIAL
 - RESIDENTIAL BUILDING ENTRIES
 - APPROVED CONCEPT PLAN ENVELOPE
 - AMENDED CONCEPT PLAN ENVELOPE

Note: Incorrectly labelled as Main Street East Elevation on original master plan drawing

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MODIFICATION TO CONCEPT MASTERPLAN

D	ISSUE FOR FINAL S.34	13/07/2021	JA	IC
B	ISSUE FOR S34	10/03/2021	SMJA	IC
A	CONCEPT PLAN AMENDMENT	27/05/2020	JAVV	IC
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

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28 495 869 790 / abn

Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect

PROJECT STATUS :
Development Application

DEVELOPMENT MANAGER :
Restifa & Partners



PROJECT NAME
Proposed Mixed Use Development
(MASTERPLAN)
43-53 CUDGEGONG ROAD
ROUSE HILL, NSW 2850

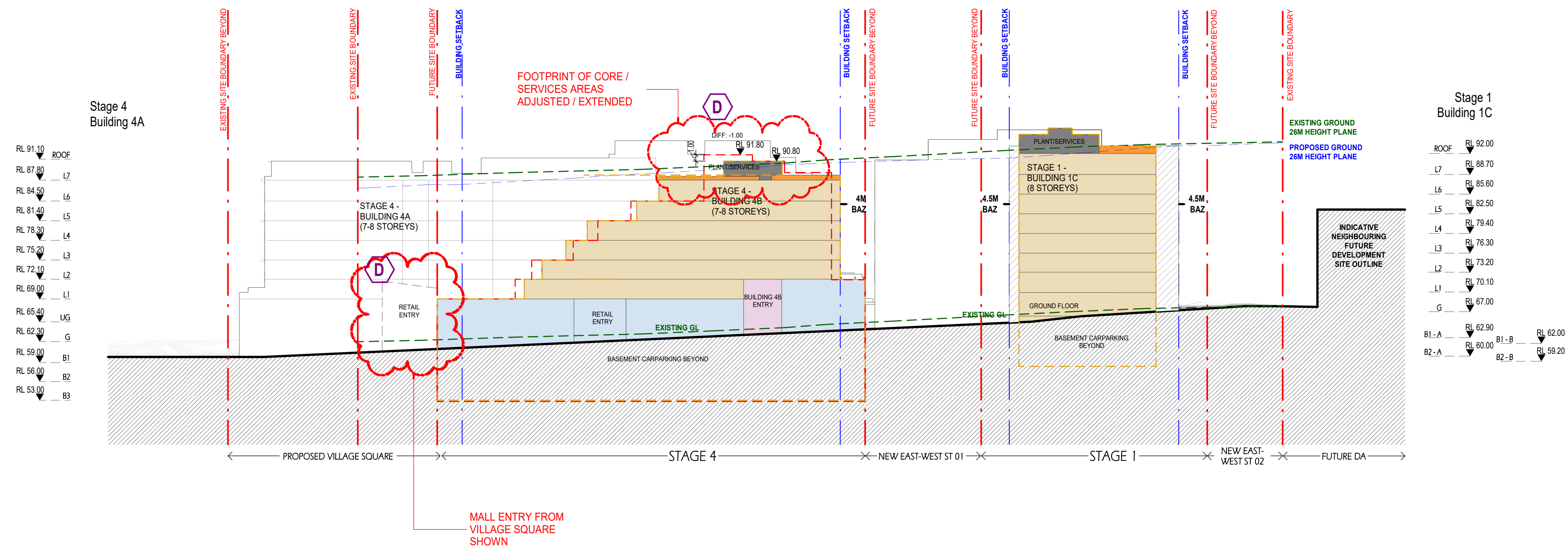
LGA: Blacktown City Council

SHEET TITLE:
Main Street West Elevation

As indicated @ A1 sheet
SCALE

8656 SK - 154
JOB No. DRAWING No.

D
ISSUE



- KEY PLAN + LEGEND
- SITE BOUNDARY
 - EXISTING GROUND LINE
 - EXISTING GROUND LINE 26m HEIGHT LIMIT
 - PROPOSED 26M HEIGHT LIMIT
 - CAR PARK + SERVICES
 - RETAIL
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 - AMENDED CONCEPT PLAN ENVELOPE

Note. Incorrectly labelled as Main Street
West Elevation on original master plan
drawing

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MODIFICATION TO CONCEPT MASTERPLAN

D	ISSUE FOR FINAL S.34	13/07/2021	JA	IC
B	ISSUE FOR S.34	10/03/2021	SMJA	IC
A	CONCEPT PLAN AMENDMENT	27/05/2020	JAVV	IC
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

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Ruston Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect

PROJECT STATUS :

Development Application

DEVELOPMENT MANAGER :

Restifa & Partners



PROJECT NAME

Proposed Mixed Use Development

(MASTERPLAN)

43-53 CUDGEGONG ROAD
ROUSE HILL, NSW 2850

LGA: Blacktown City Council

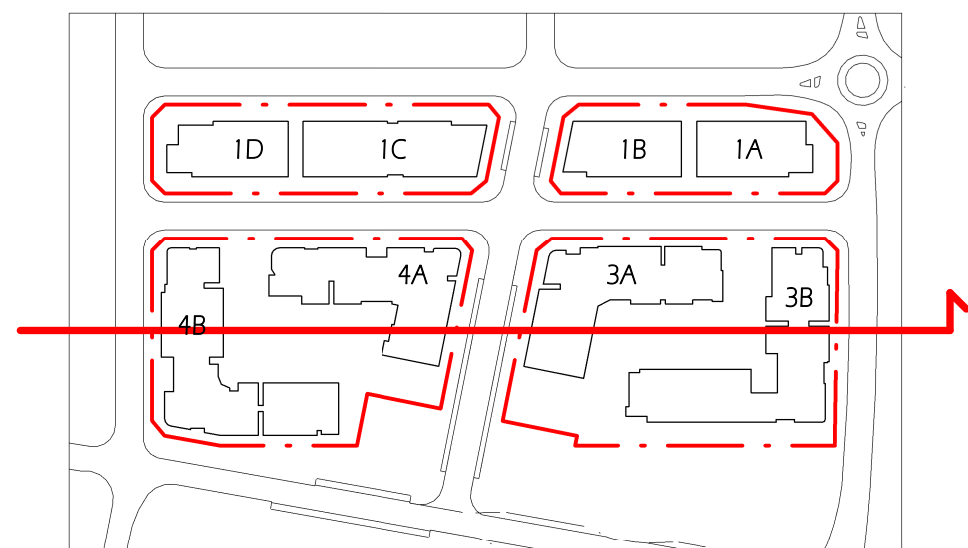
SHEET TITLE:

Main Street East Elevation

As indicated @ A1 sheet
SCALE

8656 SK - 155
JOB No. DRAWING No.

D
ISSUE

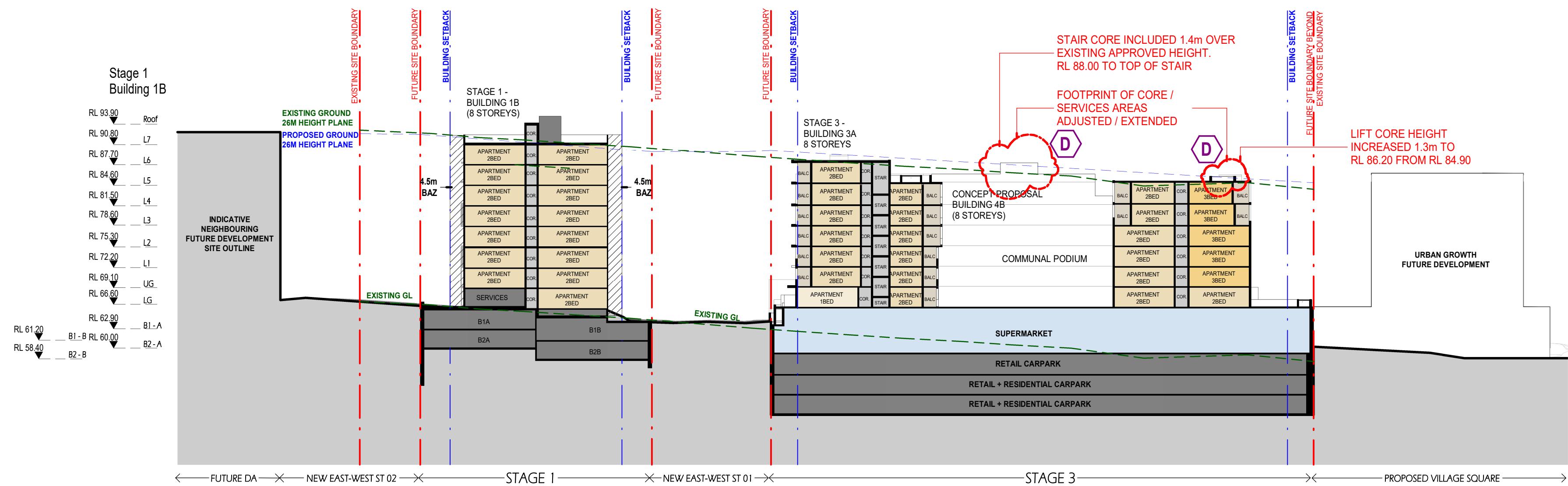


- SITE BOUNDARY
- EXISTING GROUND LINE
- EXISTING GROUND LINE 26m HEIGHT LIMIT
- PROPOSED 26M HEIGHT LIMIT
- CAR PARK + SERVICES
- RETAIL
- RESIDENTIAL
- RESIDENTIAL BUILDING ENTRIES
- APPROVED CONCEPT PLAN ENVELOPE
- AMENDED CONCEPT PLAN ENVELOPE

SHEET TITLE:
Section 1 Stage 3 + 4

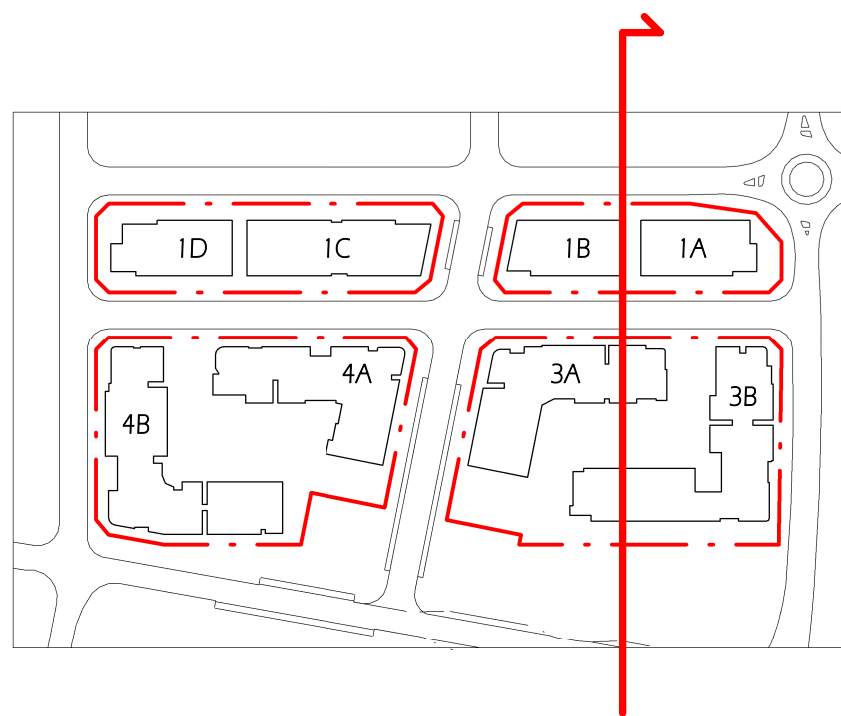
As indicated @ A1 sheet
SCALE

8656 SK - 160
JOB No. DRAWING No.



Stage 3
Building 3A

Roof	RL 88.30
L6A	RL 85.00
L5A	RL 81.70
L4	RL 78.60
L3	RL 75.50
L2	RL 72.40
L1	RL 69.30
UG	RL 66.20
G	RL 63.00
L6	RL 59.30
B1	RL 56.10
B2	RL 53.10
B3	RL 50.10



- KEY PLAN + LEGEND
- SITE BOUNDARY
 - EXISTING GROUND LINE
 - EXISTING GROUND LINE 26m HEIGHT LIMIT
 - PROPOSED 26M HEIGHT LIMIT
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MODIFICATION TO CONCEPT MASTERPLAN

D	ISSUE FOR FINAL S.34	13/07/2021	JA	IC
B	ISSUE FOR S34	10/03/2021	SMJA	IC
A	CONCEPT PLAN AMENDMENT	27/05/2020	JAVV	IC
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

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Ruston Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect

PROJECT STATUS :
Development Application

DEVELOPMENT MANAGER :
Restifa & Partners



PROJECT NAME
Proposed Mixed Use Development
(MASTERPLAN)
43-53 CUDGEGONG ROAD
ROUSE HILL, NSW 2850

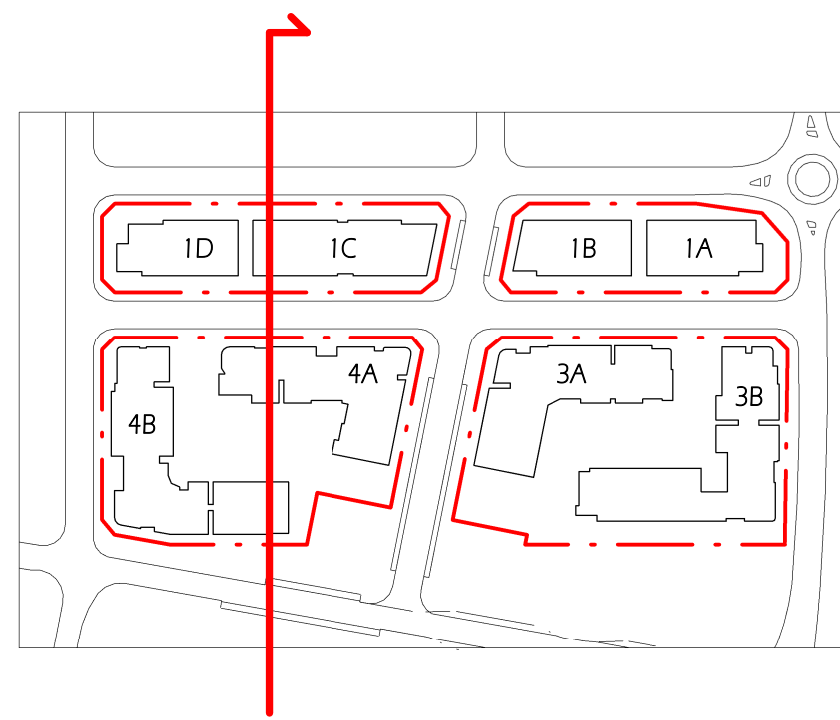
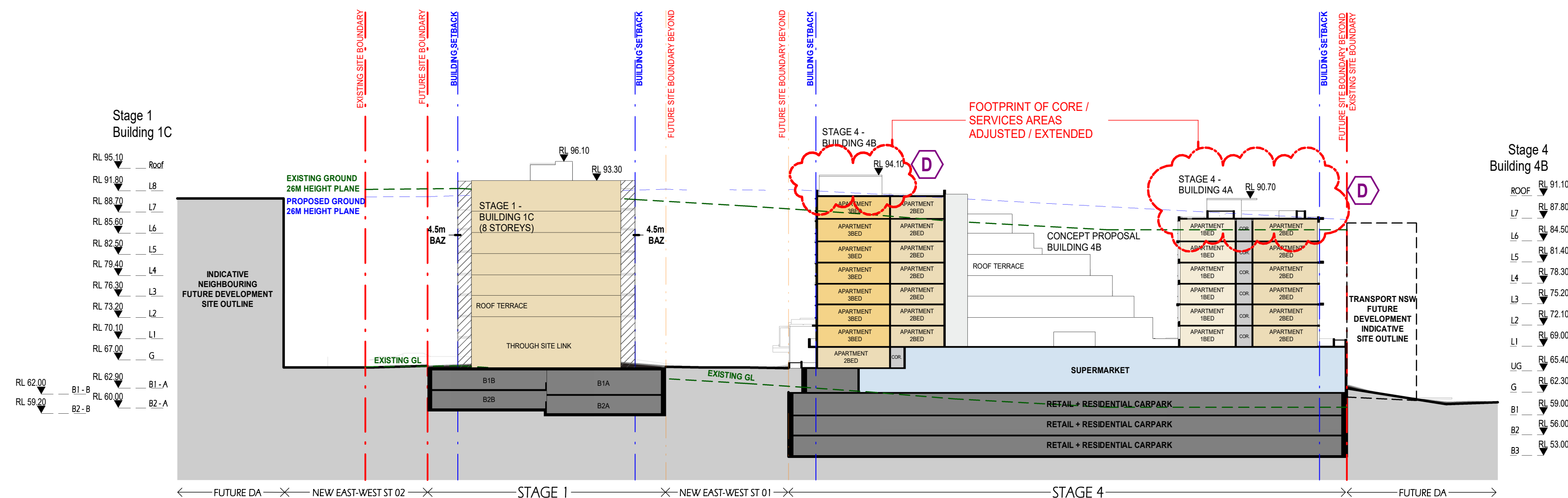
LGA: Blacktown City Council

SHEET TITLE:
Section 2 Stage 3 + 4

As indicated @ A1 sheet
SCALE

8656 SK - 161
JOB No. DRAWING No.

D
ISSUE



- KEY PLAN + LEGEND
- SITE BOUNDARY
 - EXISTING GROUND LINE
 - EXISTING GROUND LINE 26m HEIGHT LIMIT
 - PROPOSED 26M HEIGHT LIMIT
 - CAR PARK + SERVICES
 - RETAIL
 - RESIDENTIAL
 - RESIDENTIAL BUILDING ENTRIES
 - APPROVED CONCEPT PLAN ENVELOPE
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MODIFICATION TO CONCEPT MASTERPLAN

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B	ISSUE FOR S34	10/03/2021	SMJA	IC
A	CONCEPT PLAN AMENDMENT	27/05/2020	JAVV	IC
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

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28 495 869 790 / abn

Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect



RESTIFA & PARTNERS

PROJECT STATUS :

Development Application

DEVELOPMENT MANAGER :

Restifa & Partners



PROJECT NAME

Proposed Mixed Use Development

(MASTERPLAN)

43-53 CUDGEGONG ROAD
ROUSE HILL, NSW 2850

LGA: Blacktown City Council

SHEET TITLE:

Section 3 Stage 3 + 4

As indicated @ A1 sheet

SCALE

8656 SK - 162

JOB No. DRAWING No.

D
ISSUE



June 21st 09am



June 21st 10am



June 21st 11am



June 21st 12pm

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CLIENT
Restifa & Partners
302/123 Walker Street North Sydney NSW 2060

----- DA Issued Shadow extent

Project Title
Cudgong Town Centre "The Rouse"
43 - 53 Cudgong Road, Rouse Hill, NSW 2850
Concept Proposal
Drawing Title
Shadow Diagrams
June 21st 9am - 12pm

04	01/08/19	DS	Amended DA Submission
03	27/02/19	DS	Amended DA Submission
02	13/12/18	DS	S34 Update
01	30/05/17	DS	Issue for DA Submission
Rev.	Date	Approved by	Revision Notes

Scale
1:1000 @A1, 50%@A3
Status
DA

Project No.
15021
Drawing No.
DA-CP-710-001
Rev
04

Drawn by
JM/JL
North

TURNER

L1 ONE Oxford Street
Darlinghurst NSW 2010
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June 21st 1pm



June 21st 2pm



June 21st 3pm

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CLIENT
Restifa & Partners
302/123 Walker Street North Sydney NSW 2060

----- DA Issued Shadow extent

Project Title
Cudgong Town Centre "The Rouse"
43 - 53 Cudgong Road, Rouse Hill, NSW 2850
Concept Proposal
Drawing Title
Shadow Diagrams
June 21st 1pm - 3pm

04	01.08.19	DS	Amended DA Submission
03	27.02.19	DS	Amended DA Submission
02	13.12.18	DS	S34 Update
01	30.05.17	DS	Issue for DA Submission
Rev.	Date	Approved by	Revision Notes

Scale
1:1000 @A1, 50% @A3
Status
DA

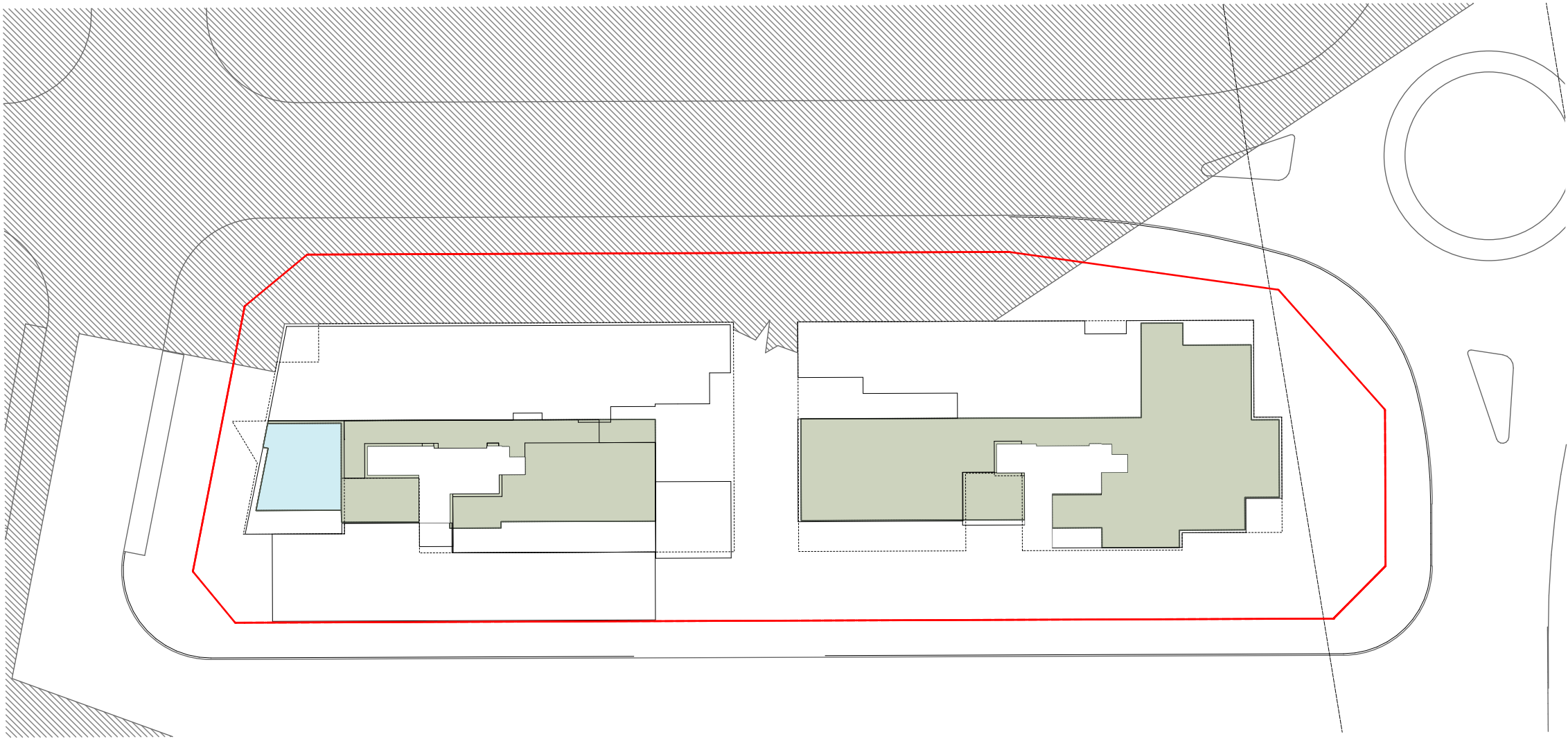
Project No.
15021
Drawn by
JM/JL
Rev
04

North
↗

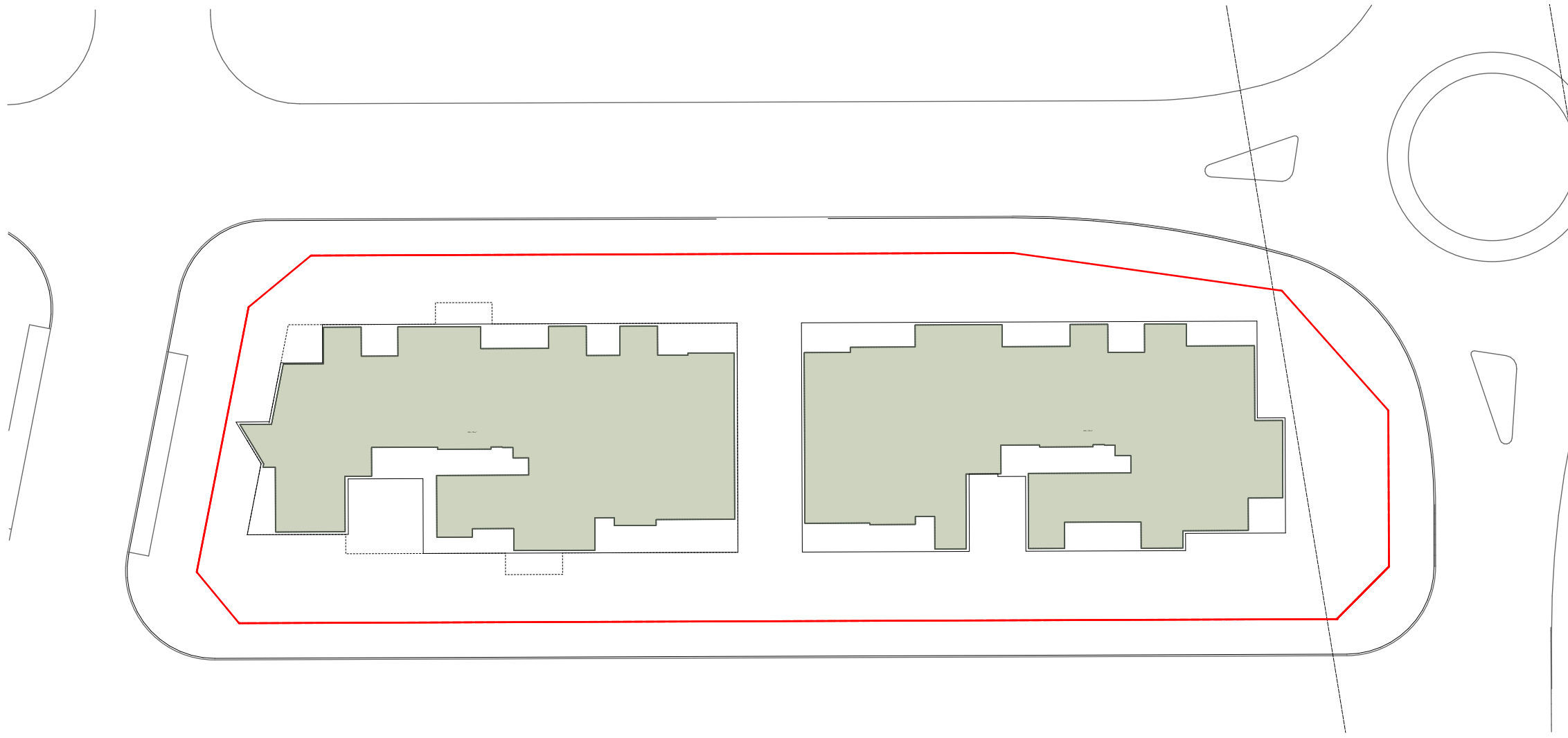
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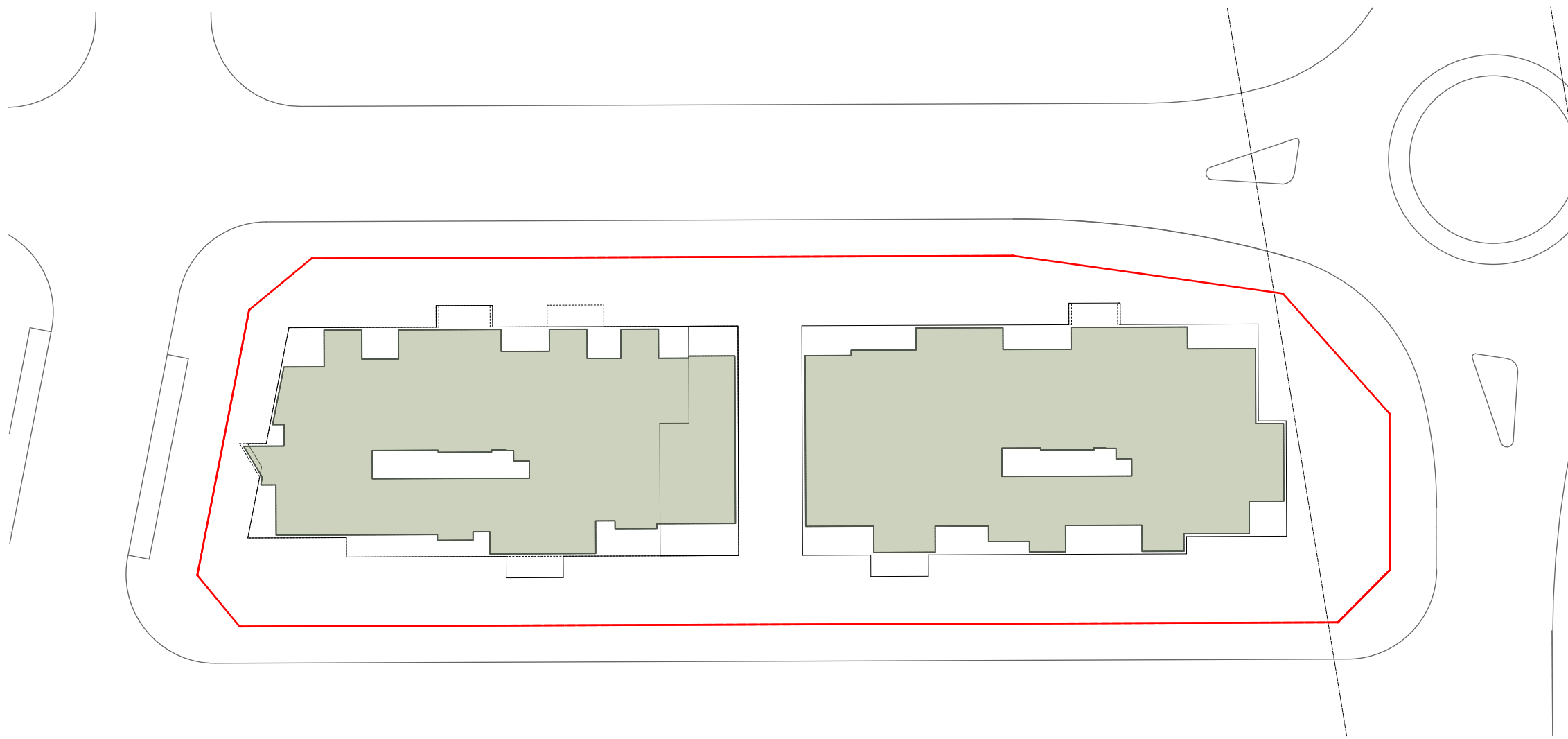
T +61 2 8568 0000
F +61 2 8568 0001
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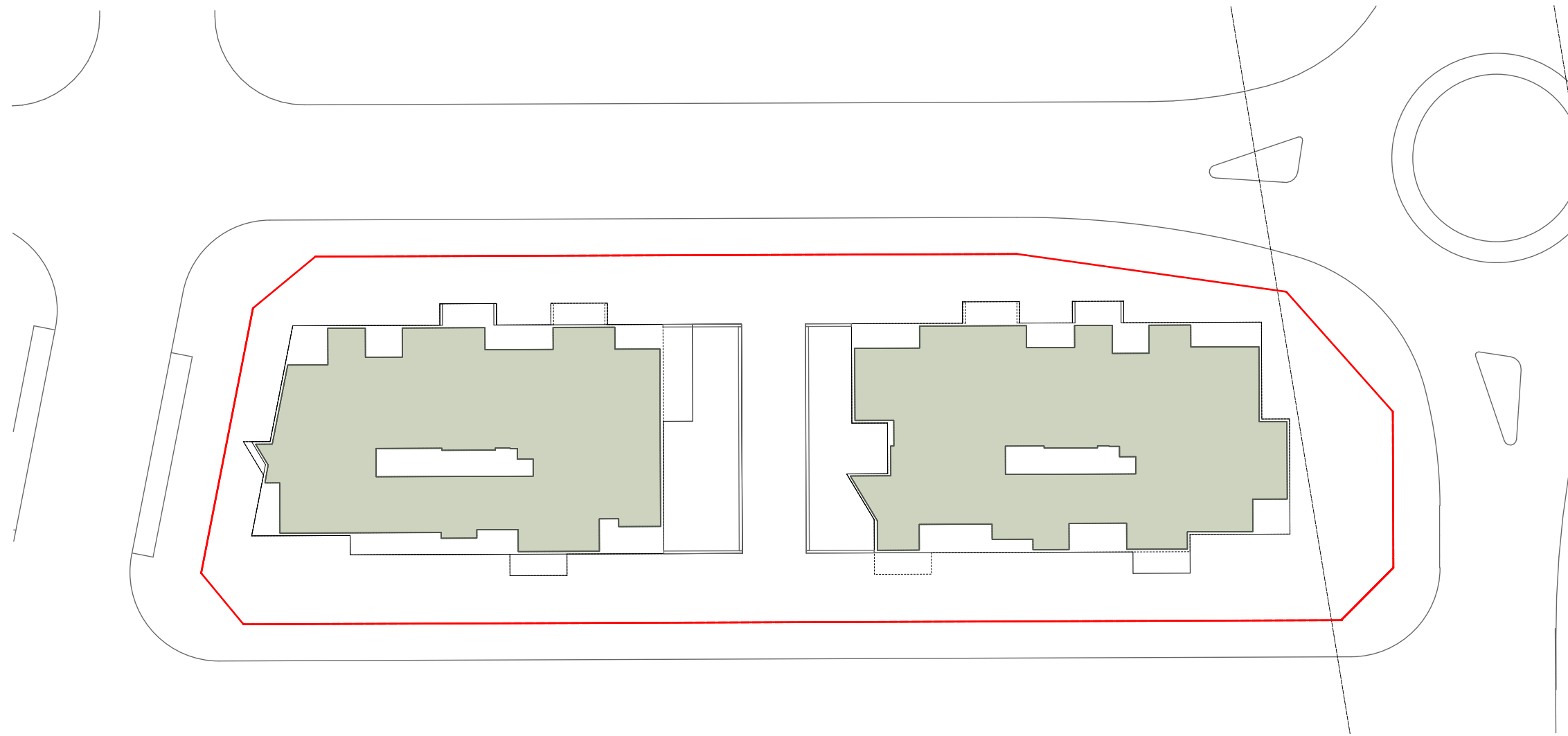
Lower Ground Floor
Residential GFA: 735m²
Retail GFA: 65m²



Upper Ground Floor
Residential GFA: 1470m²



Level 01
Residential GFA: 1570m²



Level 02
Residential GFA: 1350m²

LEGEND

- RESIDENTIAL GFA
- RETAIL GFA
- CARPARK / SERVICES

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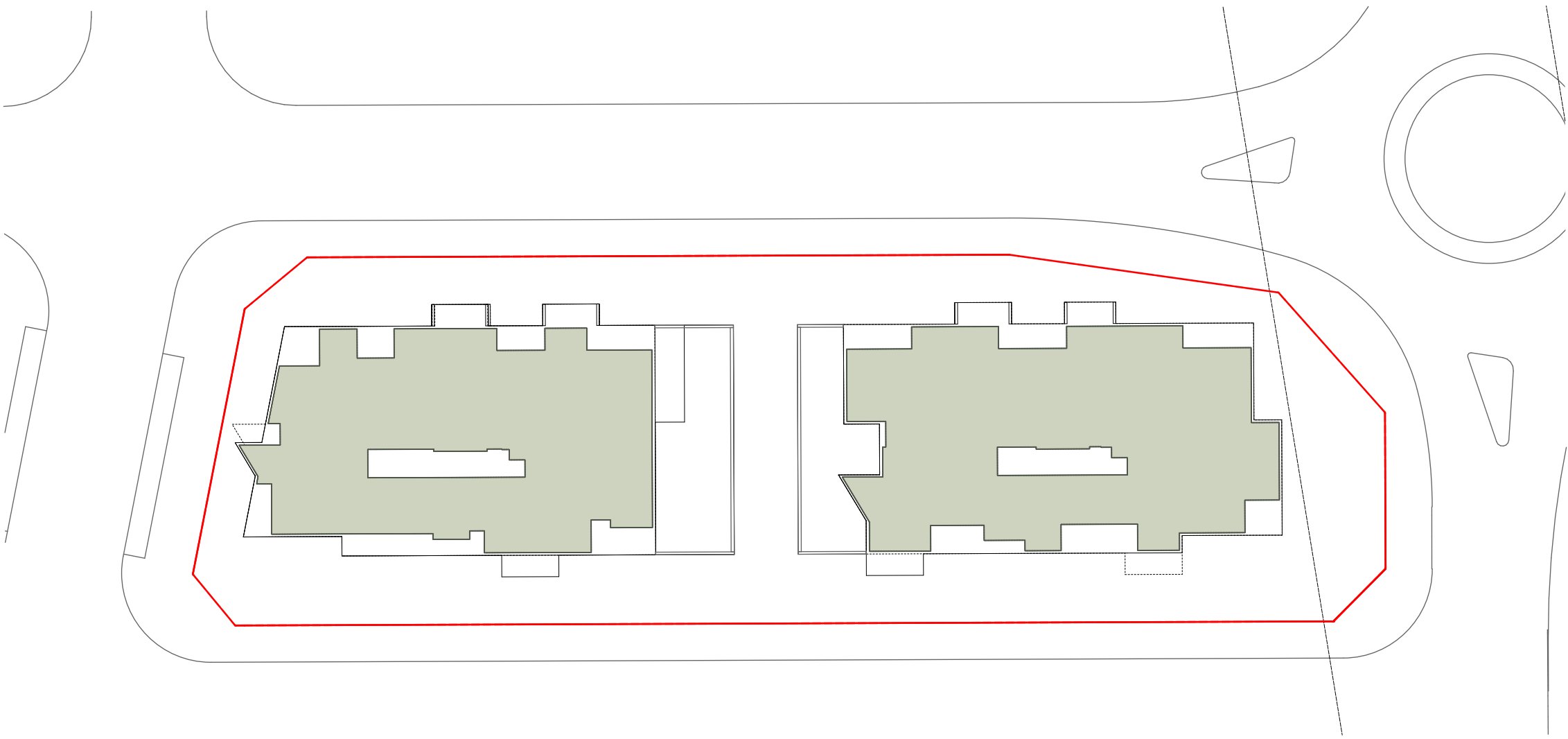
CLIENT
Restifa & Partners
302/123 Walker Street North Sydney NSW 2060

Project Title
Cudgong Town Centre "The Rouse"
43 - 53 Cudgong Road, Rouse Hill, NSW 2850
Concept Proposal
Drawing Title
GFA Diagrams
GFA Phase 1A + 1B

04	01.08.19	DS	Amended DA Submission
03	26.02.19	DS	Amended DA Submission
02	13.12.18	DS	S34 Update
01	30.05.17	DS	Issue for DA Submission
Rev.	Date	Approved by	Revision Notes
Scale	1:500 @A1, 50% @A3		
Status	DA		

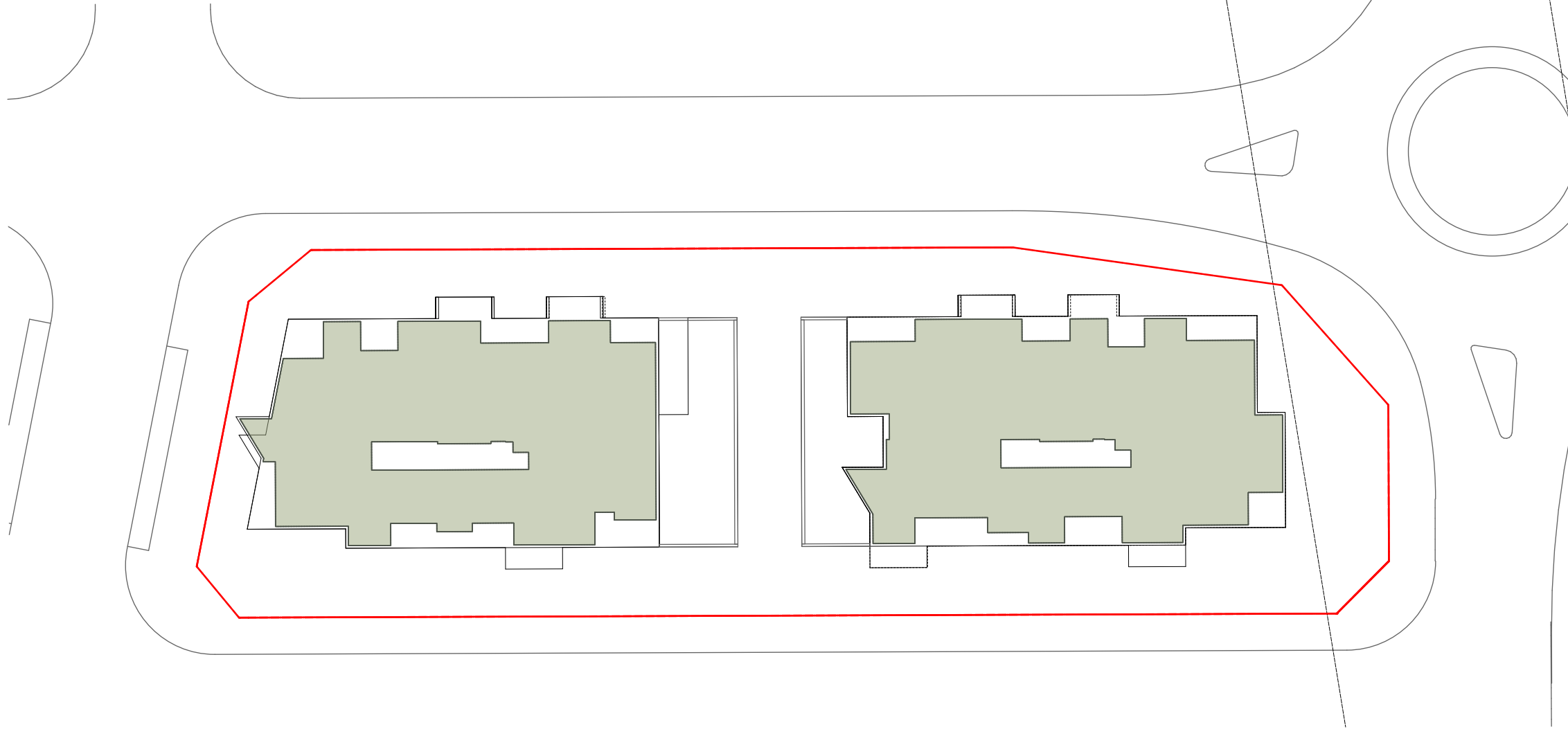
Project No.
15021
Drawn by
JM/JL
Rev
04





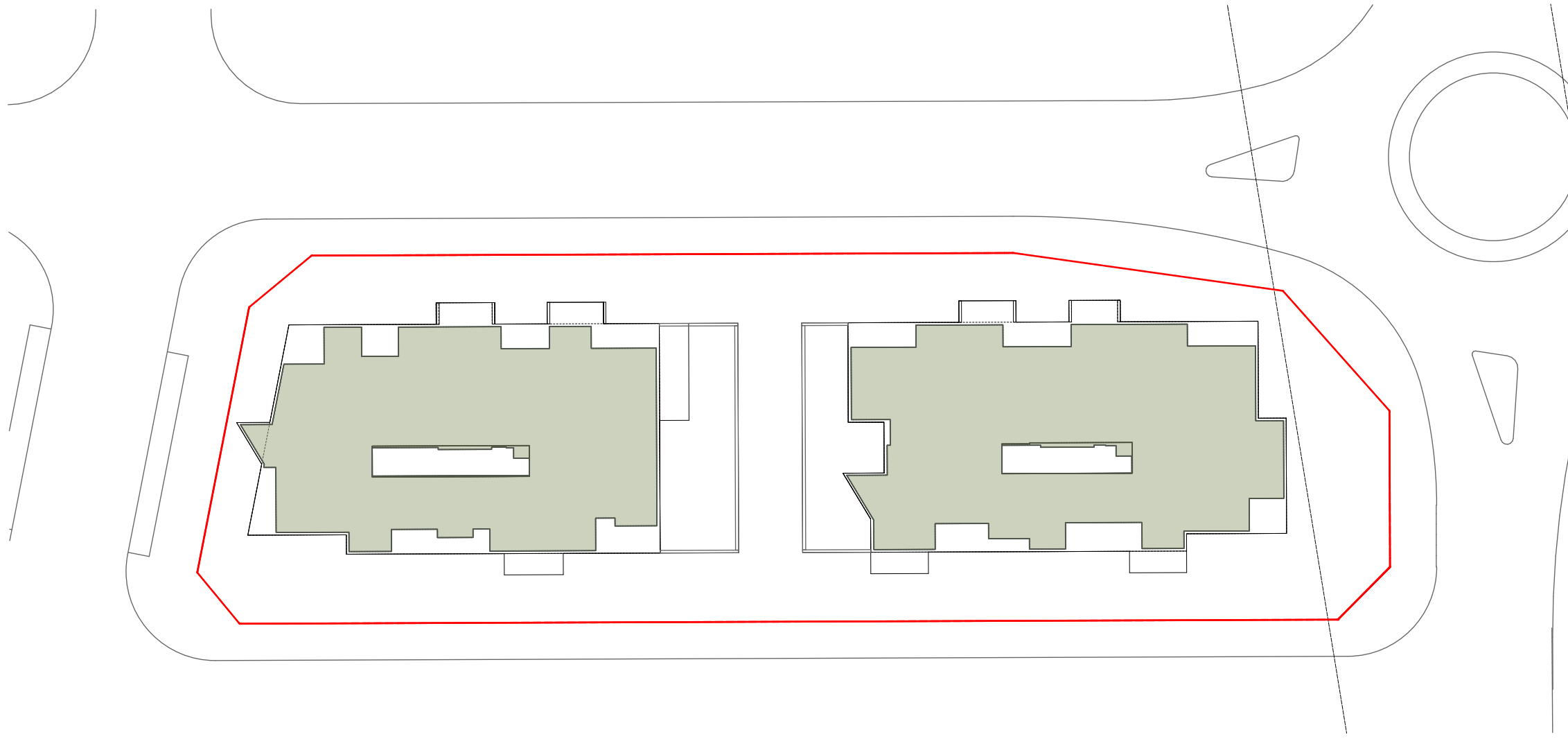
Level 03

Residential GFA: 1350m²



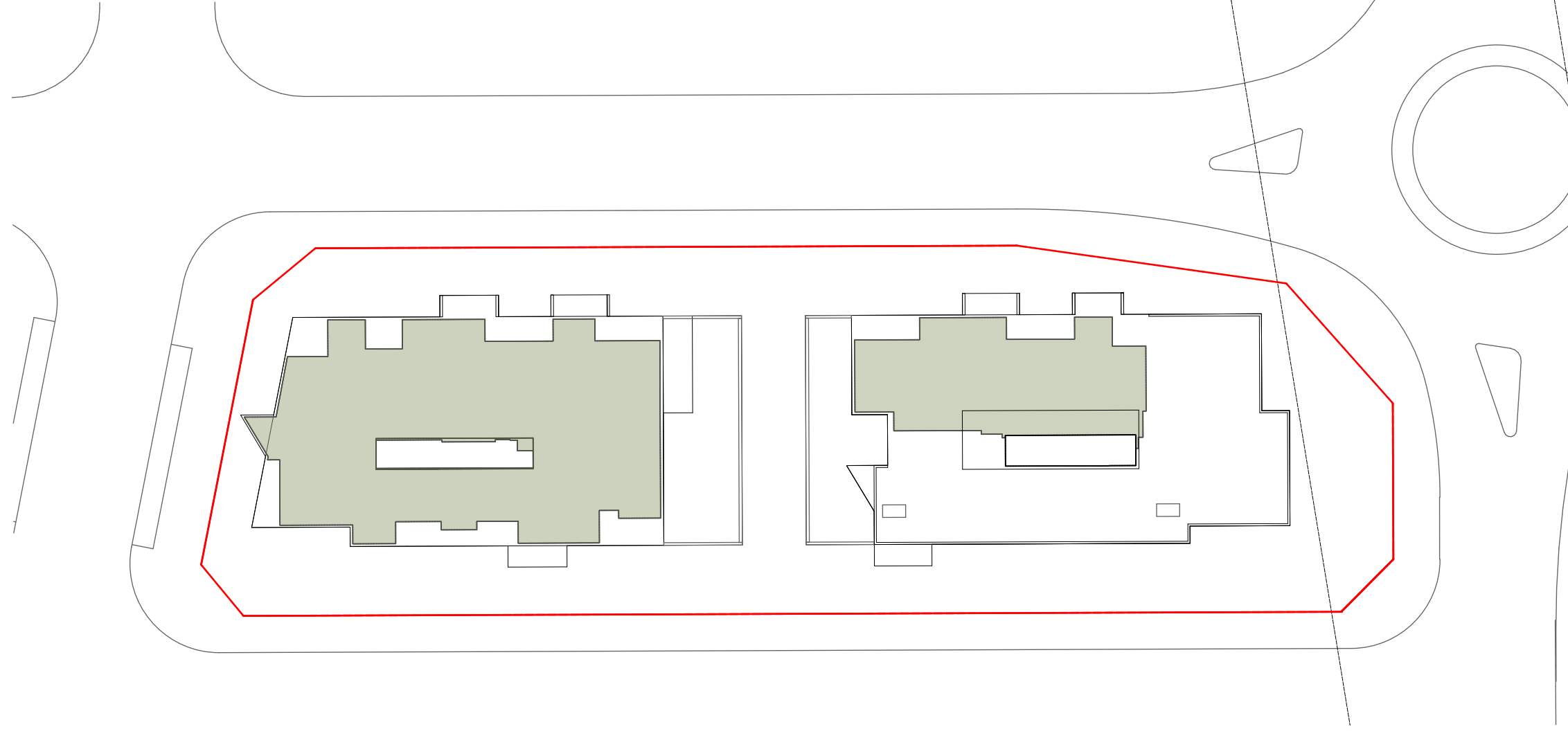
Level 04

Residential GFA: 1350m²



Level 05

Residential GFA: 1360m²



Level 06

Residential GFA: 920m²

LEGEND

- RESIDENTIAL GFA
- RETAIL GFA
- CARPARK / SERVICES

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CLIENT
Restifa & Partners
302/123 Walker Street North Sydney NSW 2060

DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect Nicholas Turner 6595, ABN 86 064 084 991

Project Title
Cudgong Town Centre "The Rouse"
43 - 53 Cudgong Road, Rouse Hill, NSW 2850
Concept Proposal

Drawing Title
GFA Diagrams
GFA Phase 1A + 1B

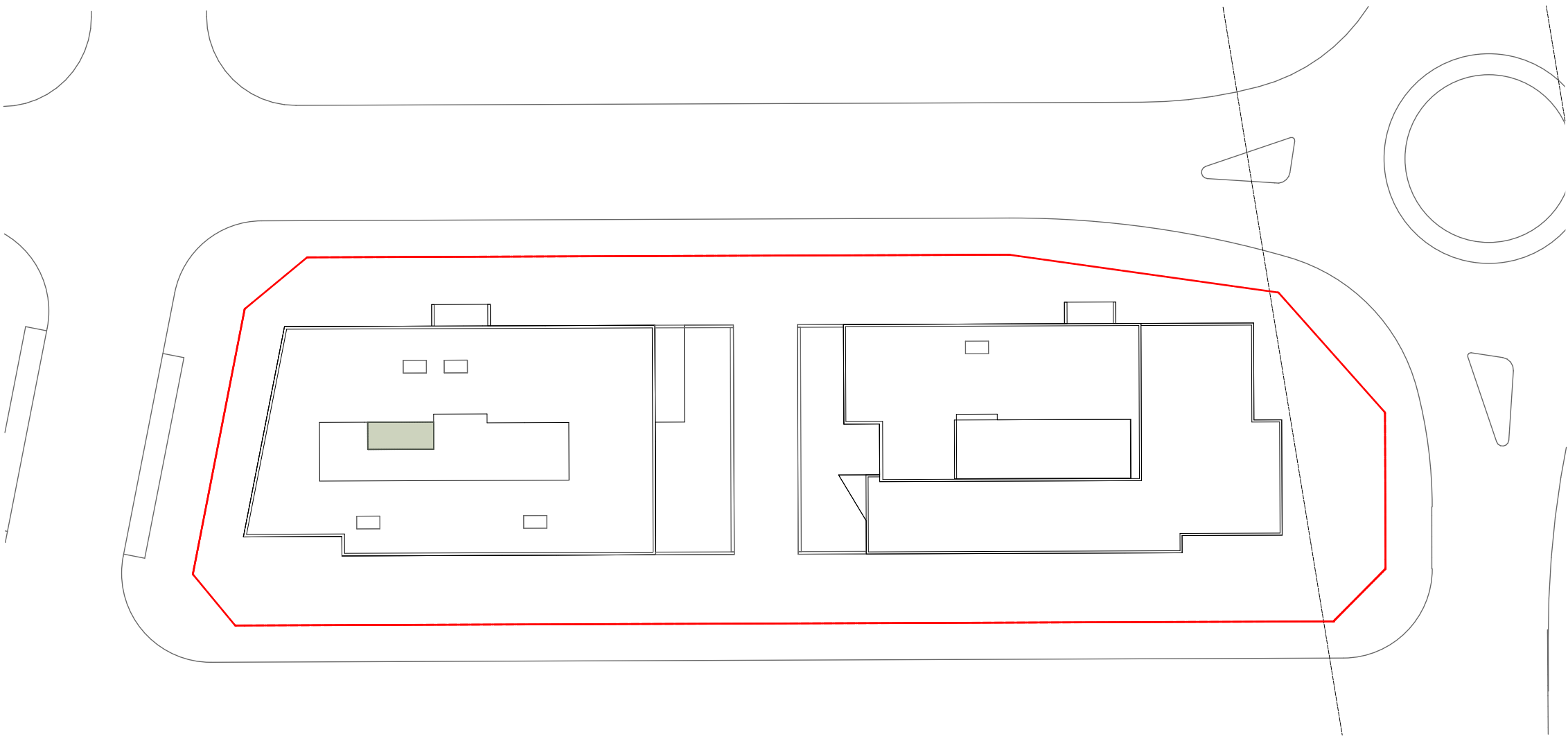
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03	26.02.19	DS	Amended DA Submission
02	13.12.18	DS	S34 Update
01	30.05.17	DS	Issue for DA Submission
Rev.	Date	Approved by	Revision Notes

Scale	1:500 @A1, 50% @A3	Project No.	15021	Drawn by	JM/JL	North
Status	DA	Dwg No.	DA-CP-730-020	Rev	04	

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Roof

Residential GFA: 20m²

Total GFA

Residential GFA : 10,125 m²

Lower Ground	: 735 m²
Upper Ground	: 1470 m²
Level 01	: 1570 m²
Level 02	: 1350 m²
Level 03	: 1350 m²
Level 04	: 1350 m²
Level 05	: 1360m²
Level 06	: 920m²
Level 07	: 20 m²
Level 08	: 0 m²
Roof Level	: 0 m²

Retail GFA : 65 m²

Lower Ground : 65 m²

LEGEND

<div></div>	RESIDENTIAL GFA	<div></div>	RETAIL GFA	<div></div>	CARPARK / SERVICES
-------------	-----------------	-------------	------------	-------------	--------------------

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Nominated Architect Nicholas Turner 6595, ABN 86 084 084 991

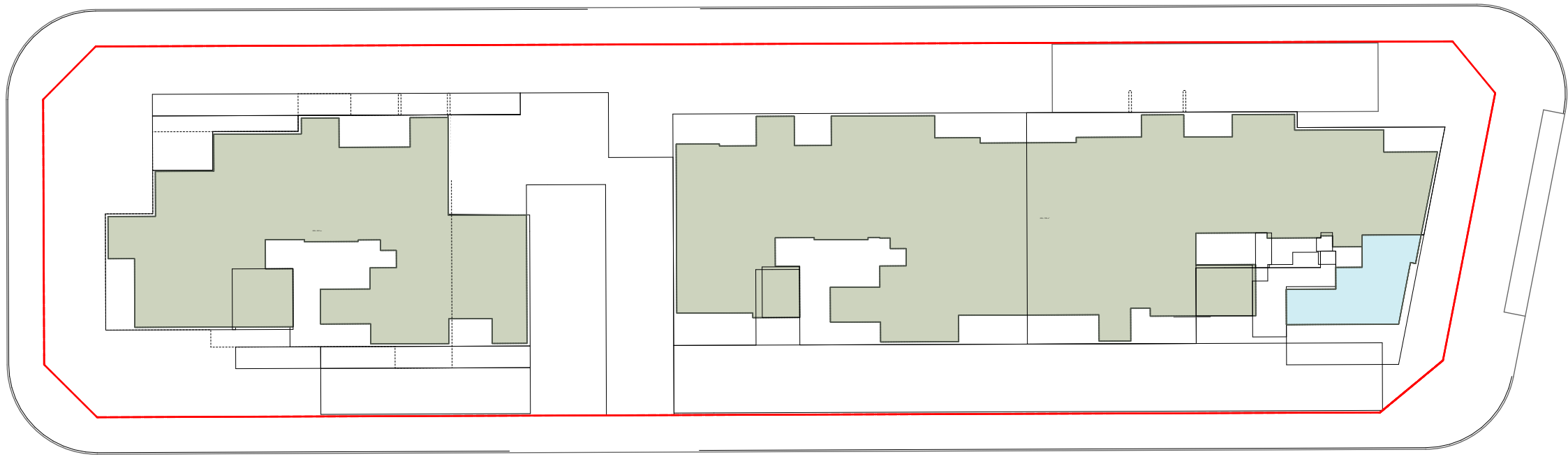
Project Title
Cudgong Town Centre "The Rouse"
43 - 53 Cudgong Road, Rouse Hill, NSW 2850
Concept Proposal
Drawing Title
GFA Diagrams
GFA Phase 1A + 1B

04	01.08.19	DS	Amended DA Submission
03	26.02.19	DS	Amended DA Submission
02	13.12.18	DS	S34 Update
01	30.05.17	DS	Issue for DA Submission
Rev.	Date	Approved by	Revision Notes

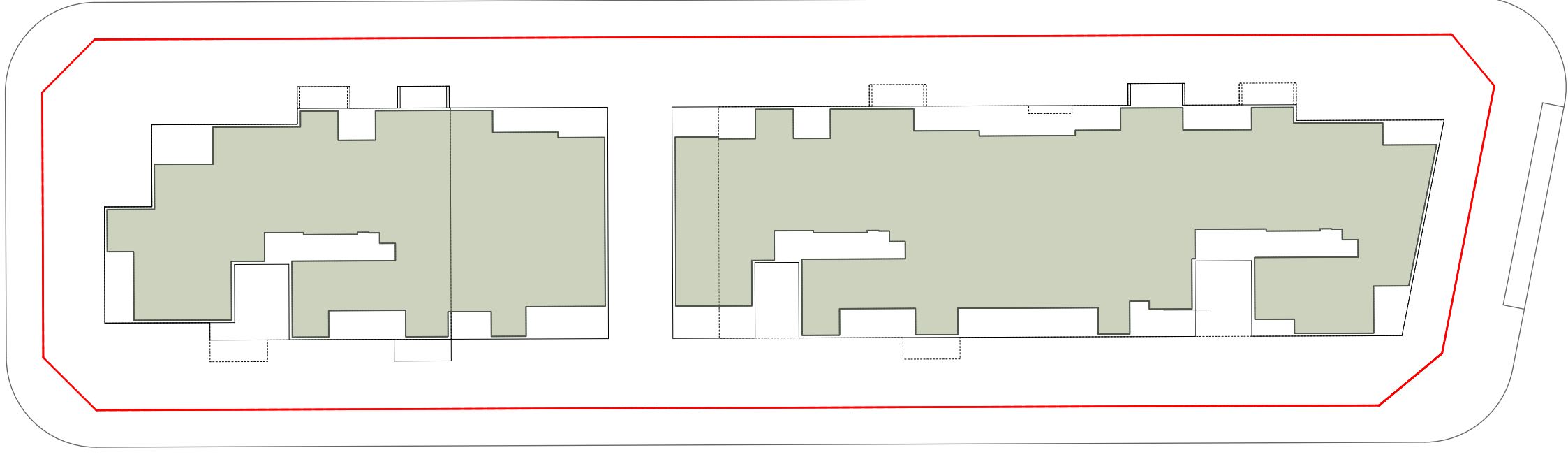
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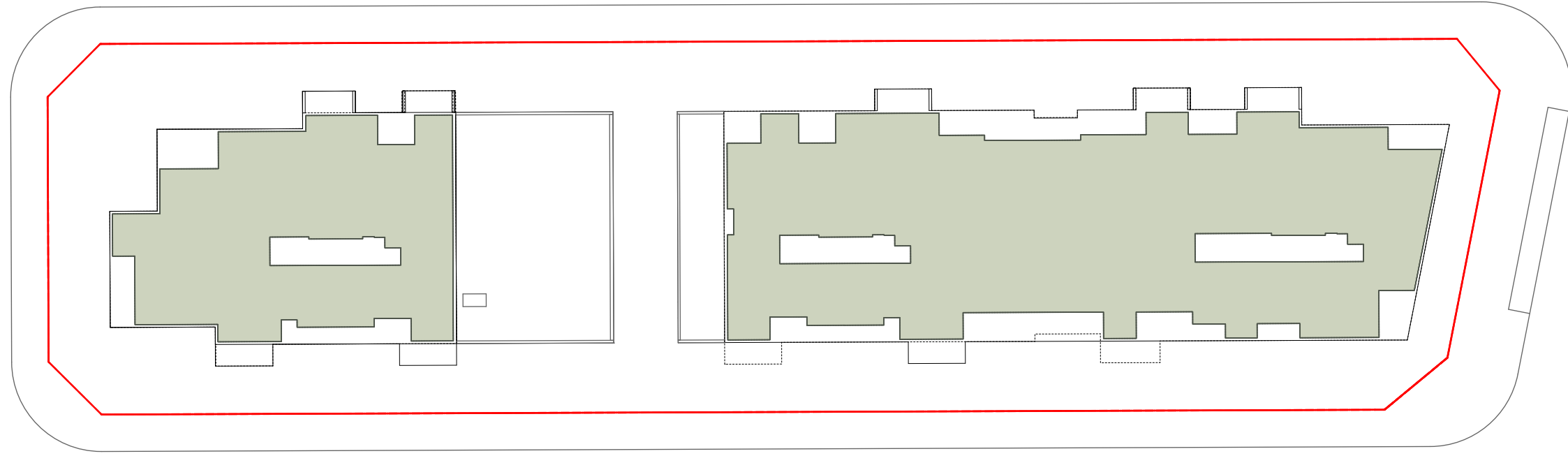
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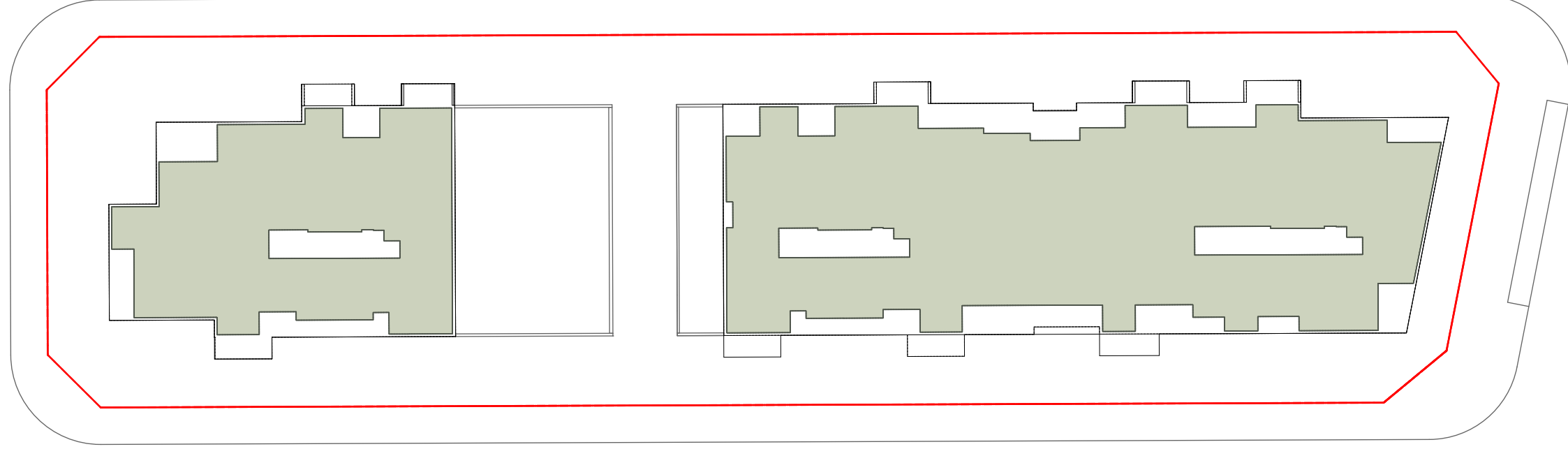
Ground Floor
Residential GFA: 1635m²
Retail GFA: 65m²



Level 01
Residential GFA: 1880m²



Level 02
Residential GFA: 1660m²



Level 03
Residential GFA: 1670m²

LEGEND

- RESIDENTIAL GFA
- RETAIL GFA
- CARPARK / SERVICES

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Nominated Architect Nicholas Turner 6595, ABN 55 064 084 991

Project Title
Cudgong Town Centre "The Rouse"
43 - 53 Cudgong Road, Rouse Hill, NSW 2850
Concept Proposal

Drawing Title
GFA Diagrams
GFA Phase 1C + 1D

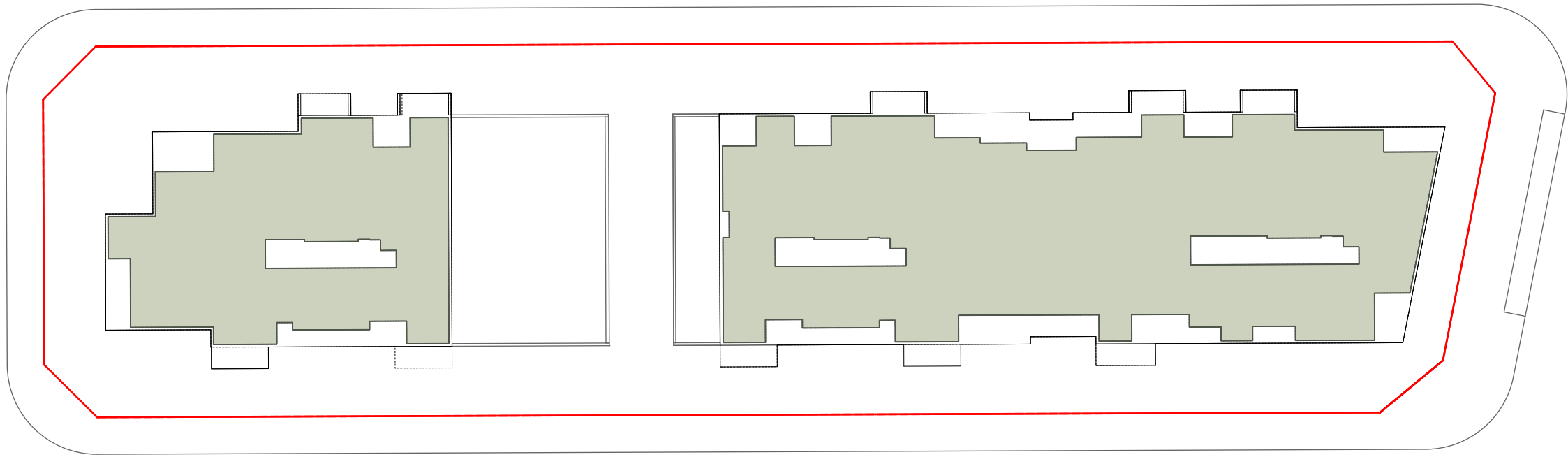
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03	26.02.19	DS	Amended DA Submission
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01	30.05.17	DS	Issue for DA Submission
Rev.	Date	Approved by	Revision Notes

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Status	DA	Dwg No.	DA-CP-730-040	Rev	04	

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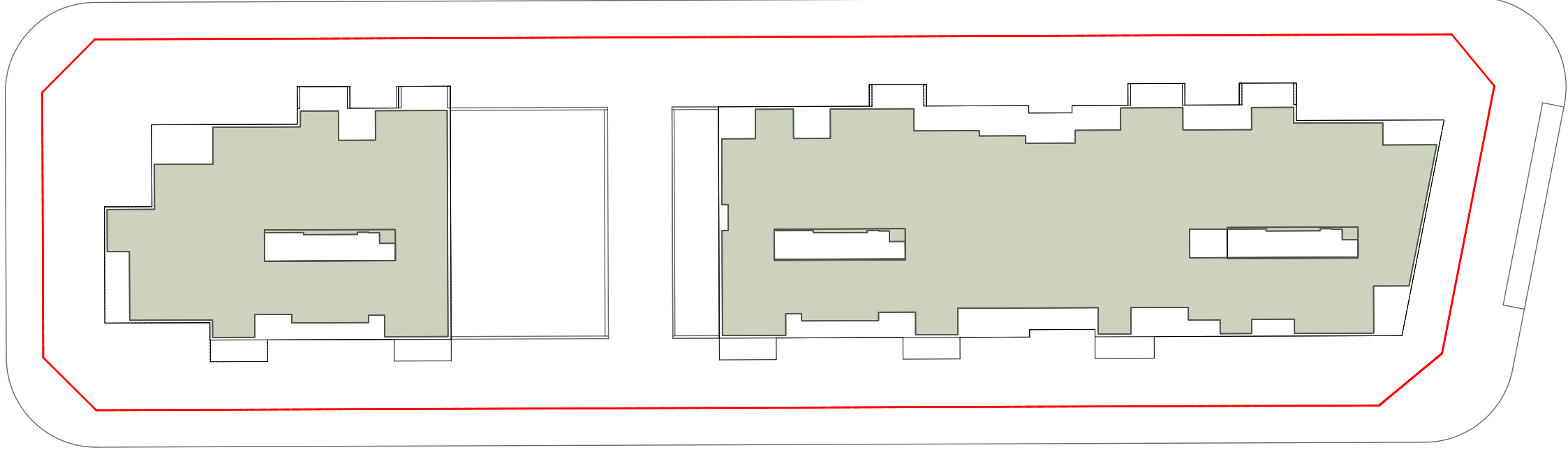
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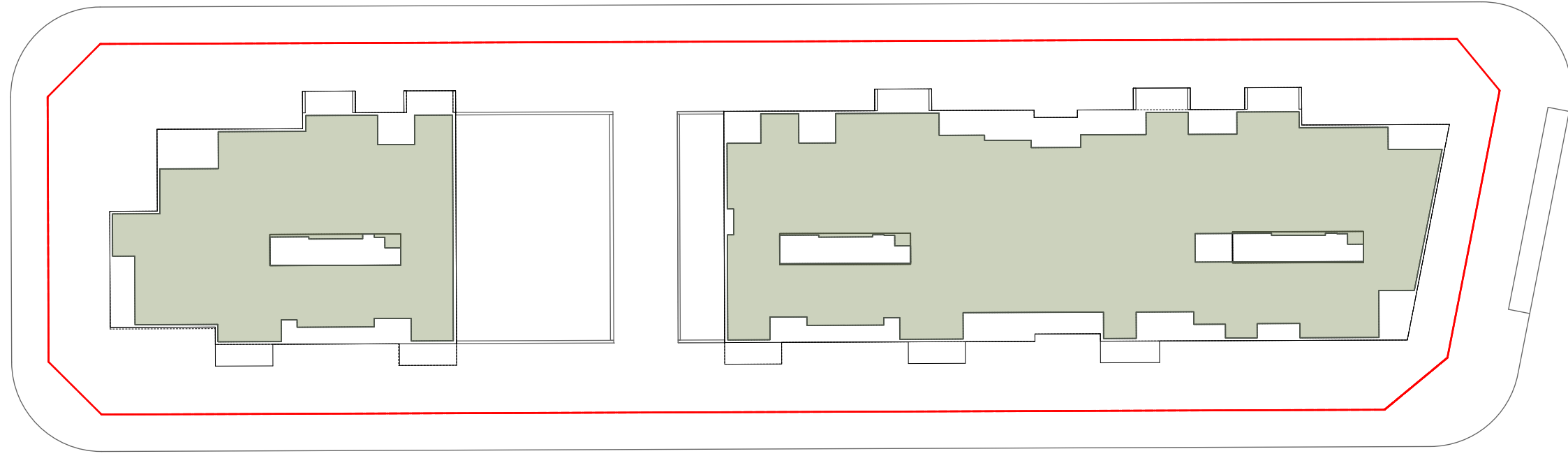
Level 04

Residential GFA: 1660m²



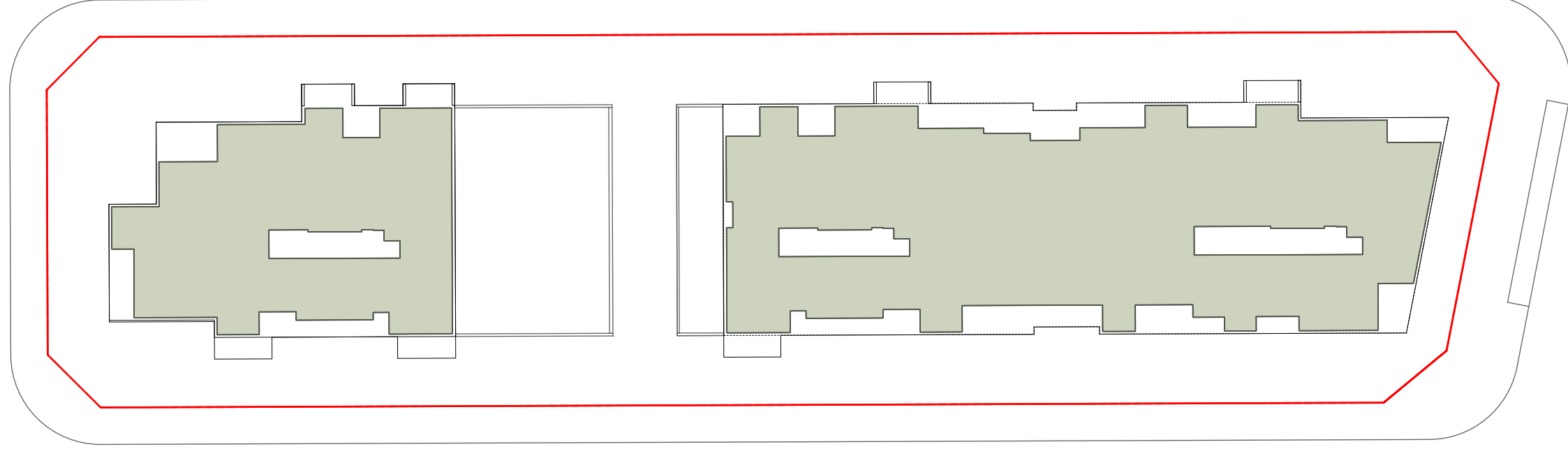
Level 05

Residential GFA: 1670m²



Level 06

Residential GFA: 1660m²



Level 07

Residential GFA: 1670m²

LEGEND

- RESIDENTIAL GFA
- RETAIL GFA
- CARPARK / SERVICES

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Cudgong Town Centre "The Rouse"
43 - 53 Cudgong Road, Rouse Hill, NSW 2850
Concept Proposal
Drawing Title
GFA Diagrams
GFA Phase 1C + 1D

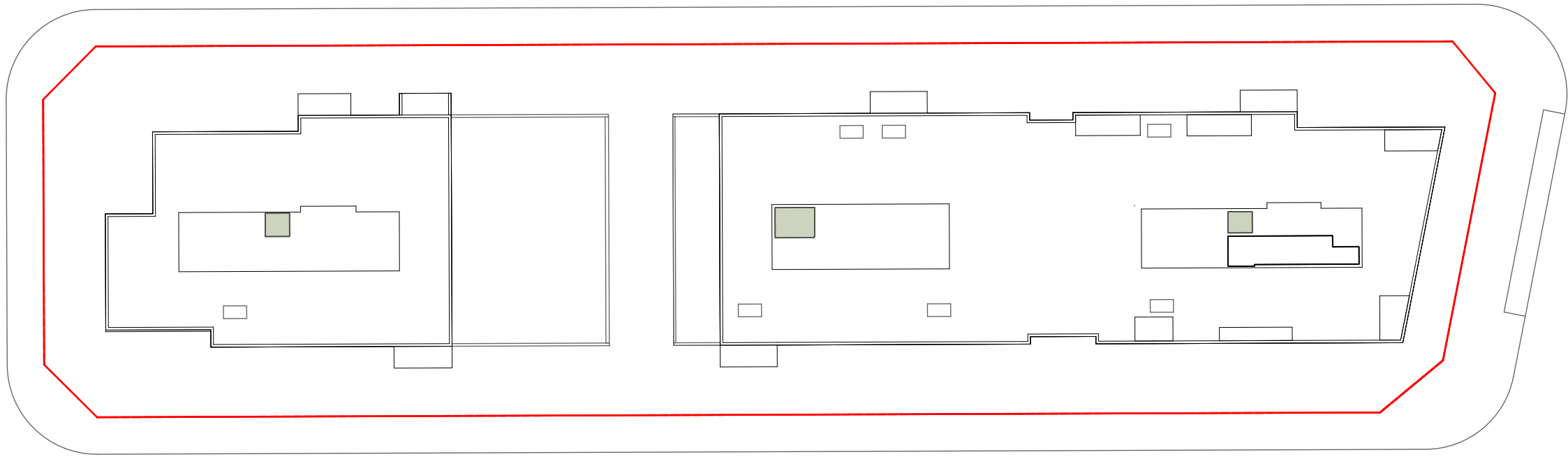
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03	26.02.19	DS	Amended DA Submission
02	13.12.18	DS	S34 Update
01	30.05.17	DS	Issue for DA Submission
Rev.	Date	Approved by	Revision Notes

Scale
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Status
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Roof

Residential GFA: 30m²

Total GFA

Residential GFA : 13 600 m²

- Ground Floor: : 1635 m²
- Level 01 : 1880 m²
- Level 02 : 1660 m²
- Level 03 : 1670 m²
- Level 04 : 1660 m²
- Level 05 : 1670 m²
- Level 06 : 1660 m²
- Level 07 : 1670 m²
- Level 08 : 30 m²
- Roof Level : 0 m²

Retail GFA : 65 m²

Ground Floor: 65 m²

LEGEND

- RESIDENTIAL GFA
- RETAIL GFA
- CARPARK / SERVICES

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Nominated Architect Nicholas Turner 6595, ABN 86 084 084 991

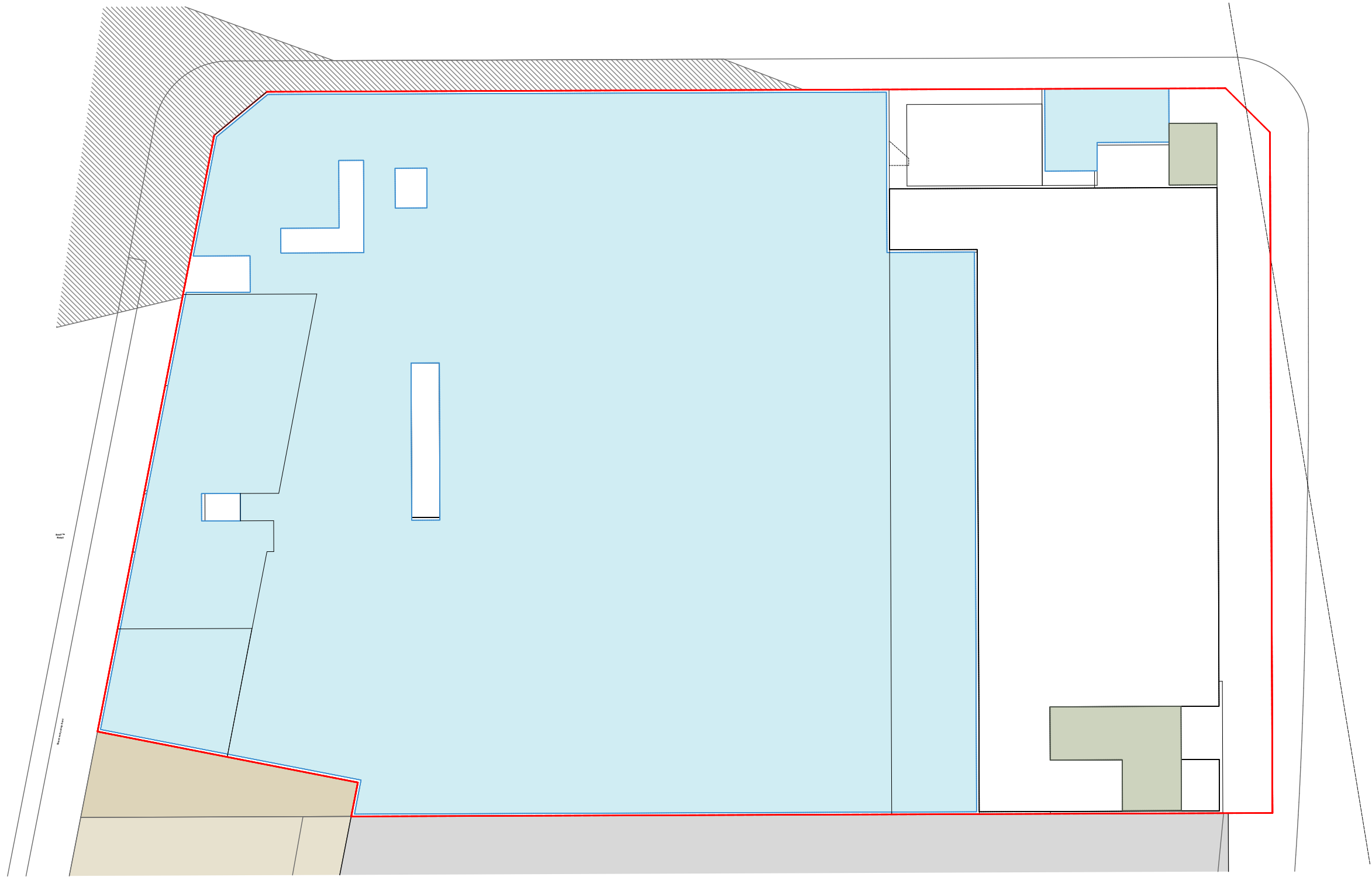
Project Title
Cudgong Town Centre "The Rouse"
43 - 53 Cudgong Road, Rouse Hill, NSW 2850
Concept Proposal
Drawing Title
GFA Diagrams
GFA Phase 1C + 1D

04	01.08.19	DS	Amended DA Submission
03	26.02.19	DS	Amended DA Submission
02	13.12.18	DS	S34 Update
01	30.05.17	DS	Issue for DA Submission
Rev.	Date	Approved by	Revision Notes

Scale	1:500 @A1, 50% @A3	Project No.	15021	Drawn by	JM/JL	North
Status	DA	Orig No.	DA-CP-730-060	Rev	04	

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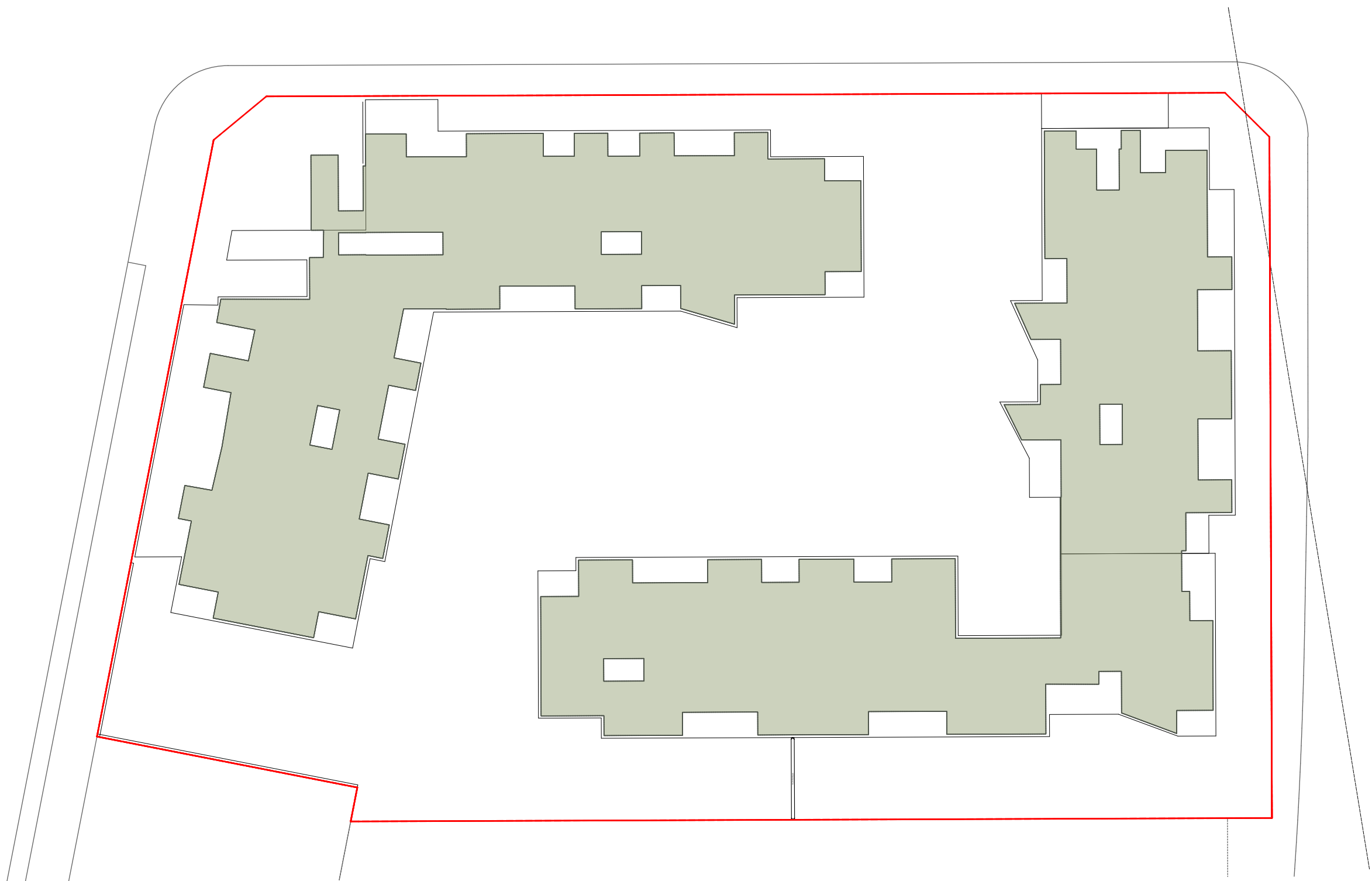
Lower Ground Floor

Residential GFA: 700m²
Retail GFA: 7200m²



Upper Ground Floor

Residential GFA: 3450m²
Retail GFA: 240m²

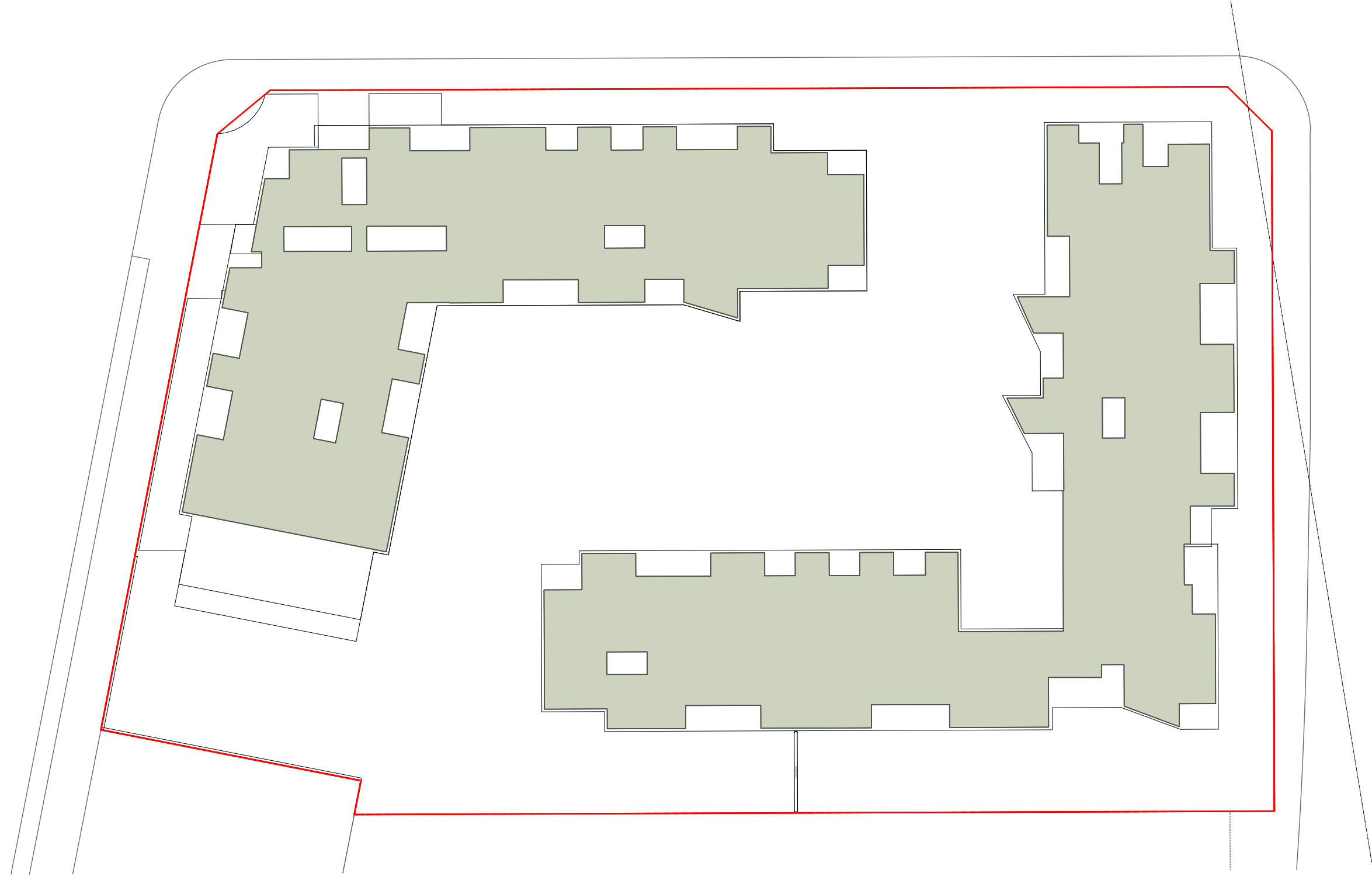


Level 01

Residential GFA: 3850m²

LEGEND

RESIDENTIAL GFA RETAIL GFA CARPARK / SERVICES



Level 02

Residential GFA: 3800m²

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Nominated Architect Nicholas Turner 6595, ABN 86 064 084 991

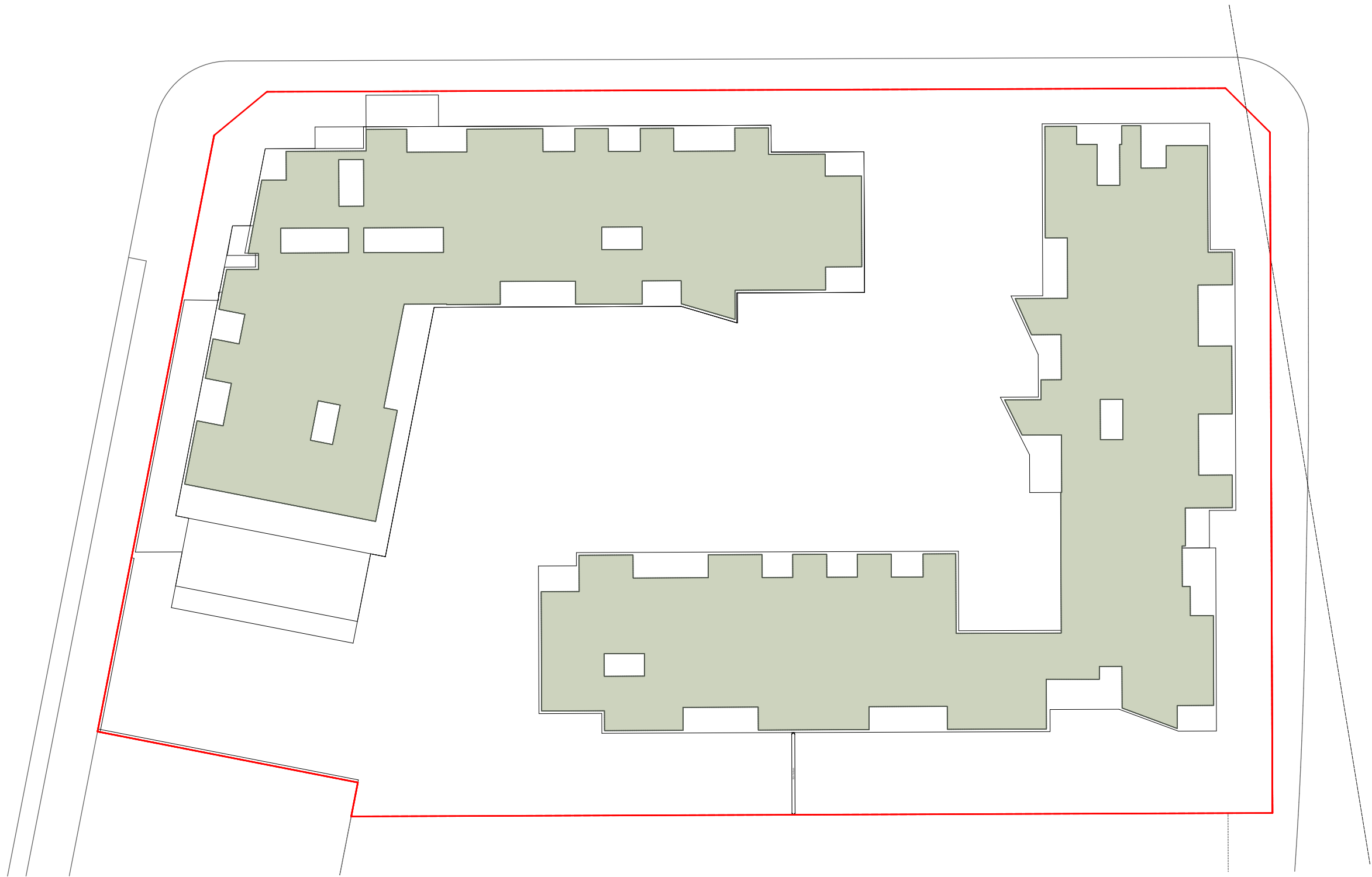
Project Title
Cudgong Town Centre "The Rouse"
43 - 53 Cudgong Road, Rouse Hill, NSW 2850
Concept Proposal
Drawing Title
GFA Diagrams
GFA Phase 3A + 3B

04	01/08/19	DS	Amended DA Submission
03	27/02/19	DS	Amended DA Submission
02	13/12/18	DS	S34 Update
01	30/05/17	DS	Issue for DA Submission
Rev.	Date	Approved by	Revision Notes

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Status	DA	Dwg No.	DA-CP-730-070	Rev	04	

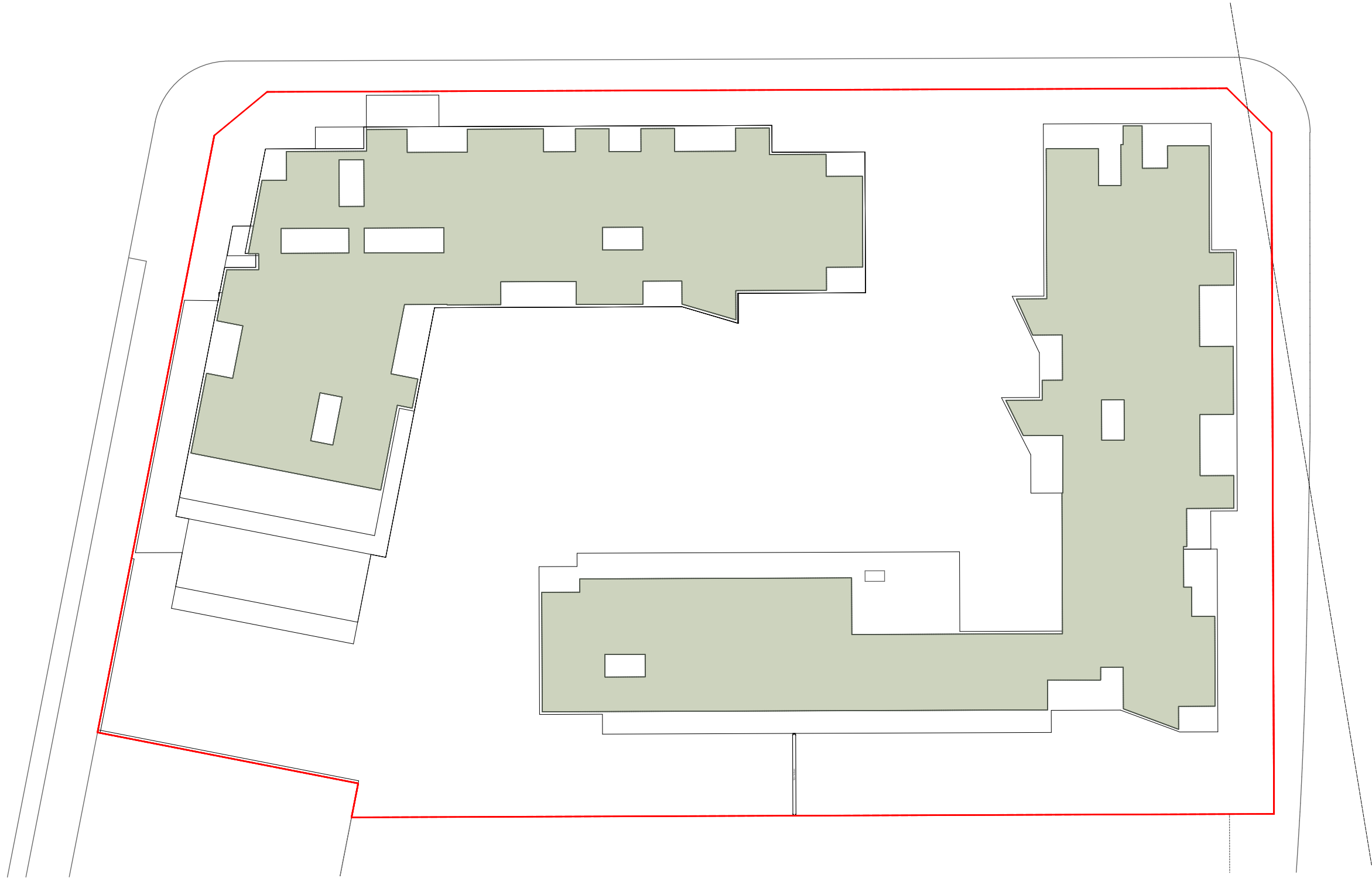
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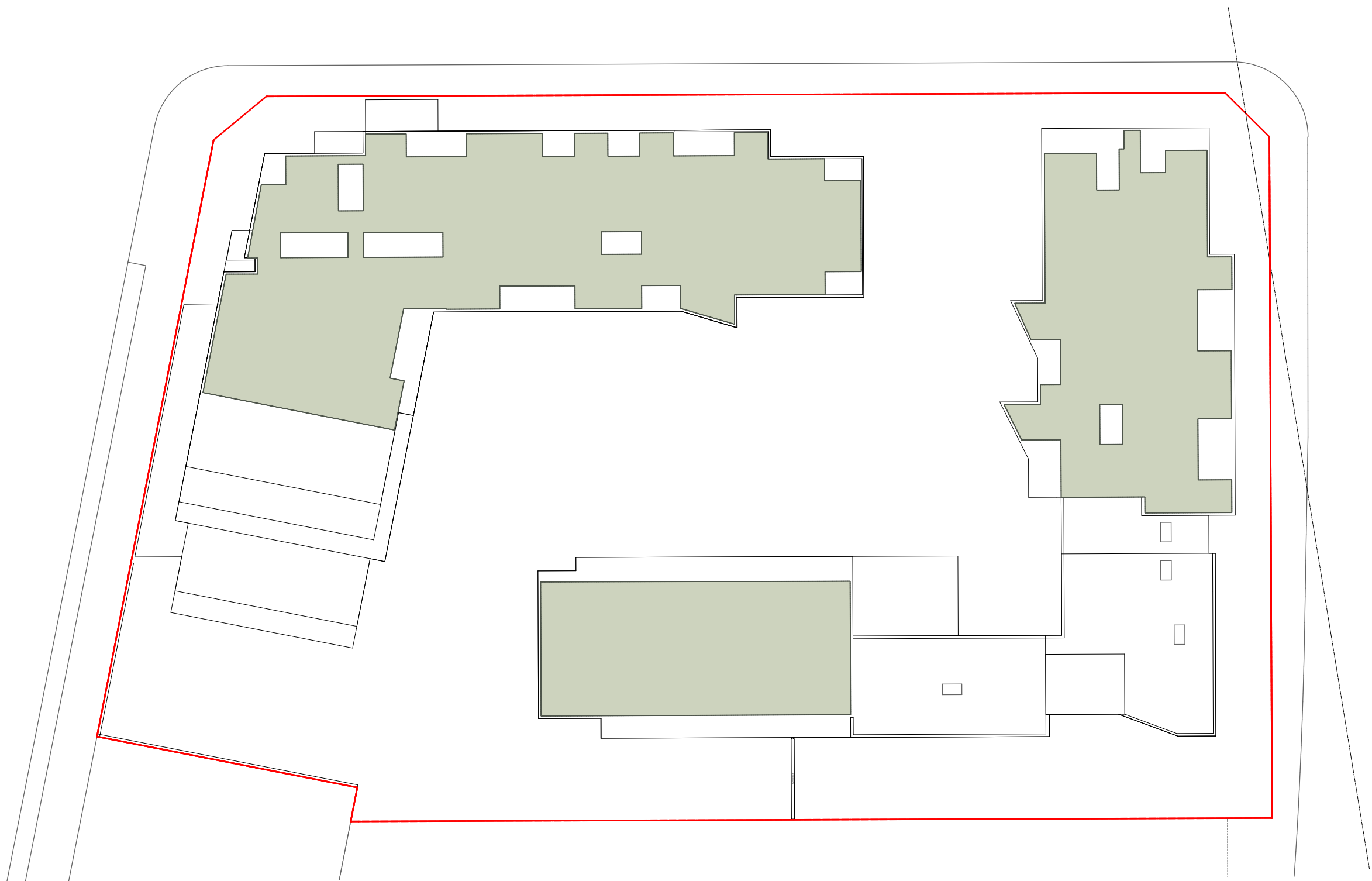
Level 03

Residential GFA: 3700m²



Level 04

Residential GFA: 3450m²



Level 05

Residential GFA: 2800m²

LEGEND

RESIDENTIAL GFA RETAIL GFA CARPARK / SERVICES

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Nominated Architect Nicholas Turner 6595, ABN 55 064 084 991

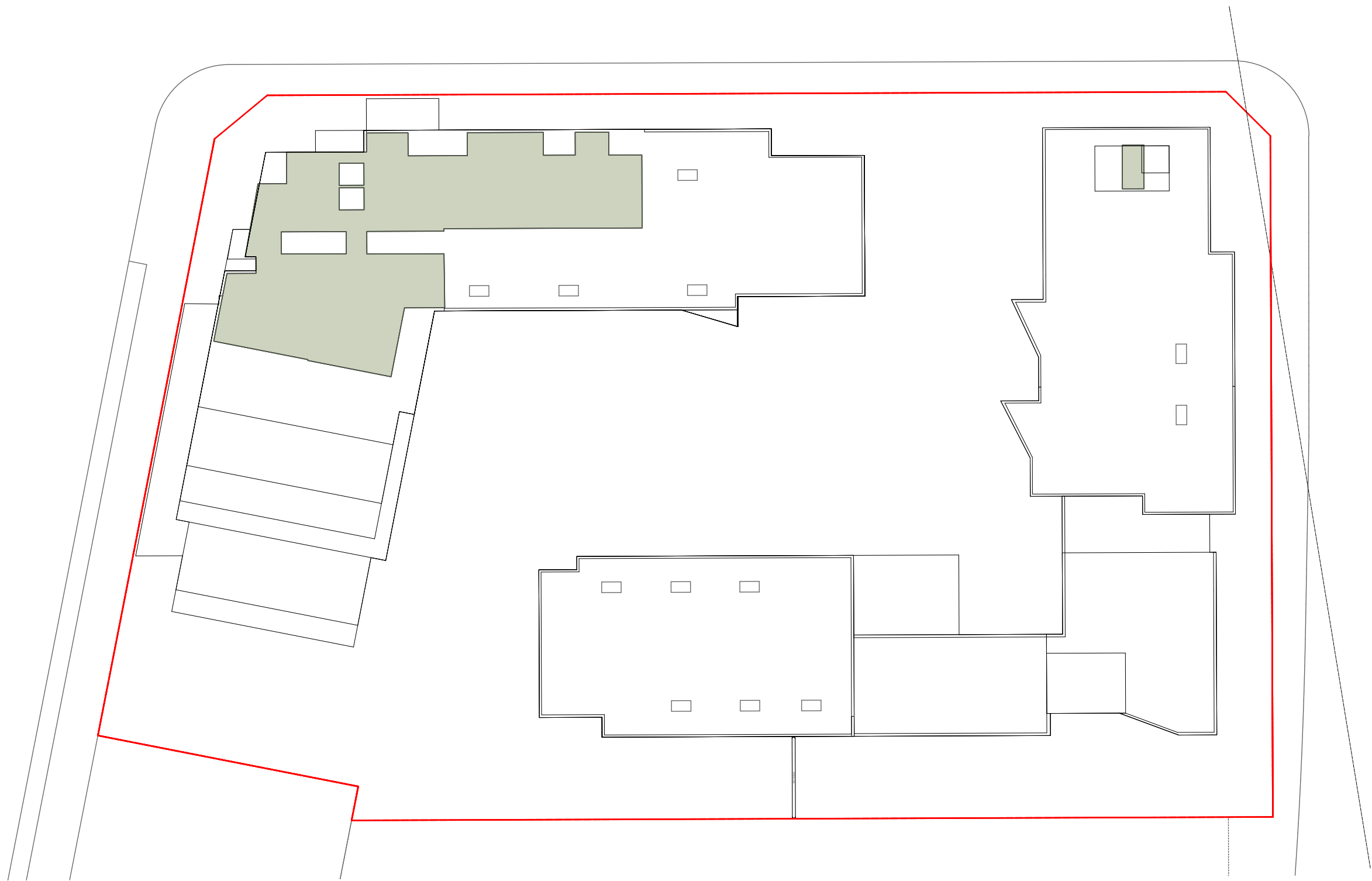
Project Title
Cudgong Town Centre "The Rouse"
43 - 53 Cudgong Road, Rouse Hill, NSW 2850
Concept Proposal
Drawing Title
GFA Diagrams
GFA Phase 3A + 3B

04	01/08/19	DS	Amended DA Submission
03	27/02/19	DS	Amended DA Submission
02	13/12/18	DS	S34 Update
01	30/05/17	DS	Issue for DA Submission
Rev.	Date	Approved by	Revision Notes

Scale	Project No.	Drawn by	North
1:500 @A1, 50% @A3	15021	JM/JL	↗
Status	DA-CP-730-080	Rev	04

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Level 06

Residential GFA: 800m²

Total GFA

Residential GFA : 22550 m²

Lower Ground : 700 m²
Upper Ground : 3450m²
Level 01 : 3850 m²
Level 02 : 3800 m²
Level 03 : 3700 m²
Level 04 : 3450 m²
Level 05 : 2800 m²
Level 06 : 800m²
Level 07 : 0 m²

Retail GFA : 7440 m²

Lower Ground : 7200
Upper Ground : 240

LEGEND

RESIDENTIAL GFA RETAIL GFA CARPARK / SERVICES

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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect Nicholas Turner 6595, ABN 86 084 084 991

Project Title
Cudgong Town Centre "The Rouse"
43 - 53 Cudgong Road, Rouse Hill, NSW 2850
Concept Proposal
Drawing Title
GFA Diagrams
GFA Phase 3A + 3B

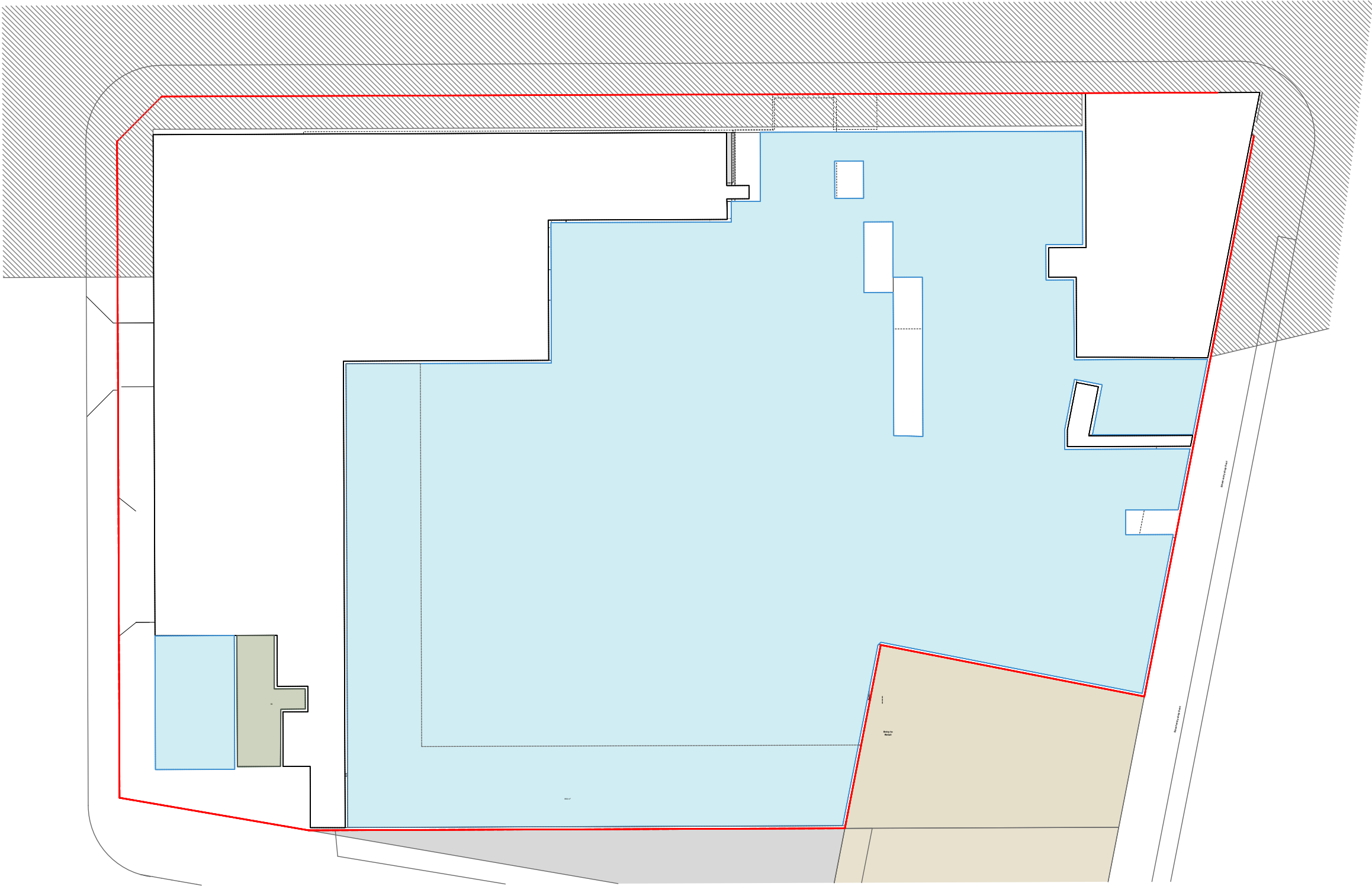
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03 27/02/19 DS Amended DA Submission
02 13/12/18 DS S34 Update
01 30/05/17 DS Issue for DA Submission
Rev. Date Approved by Revision Notes

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Status DA
Project No. 15021
Drawing No. DA-CP-730-090
Drawn by JM/JL
Rev 04



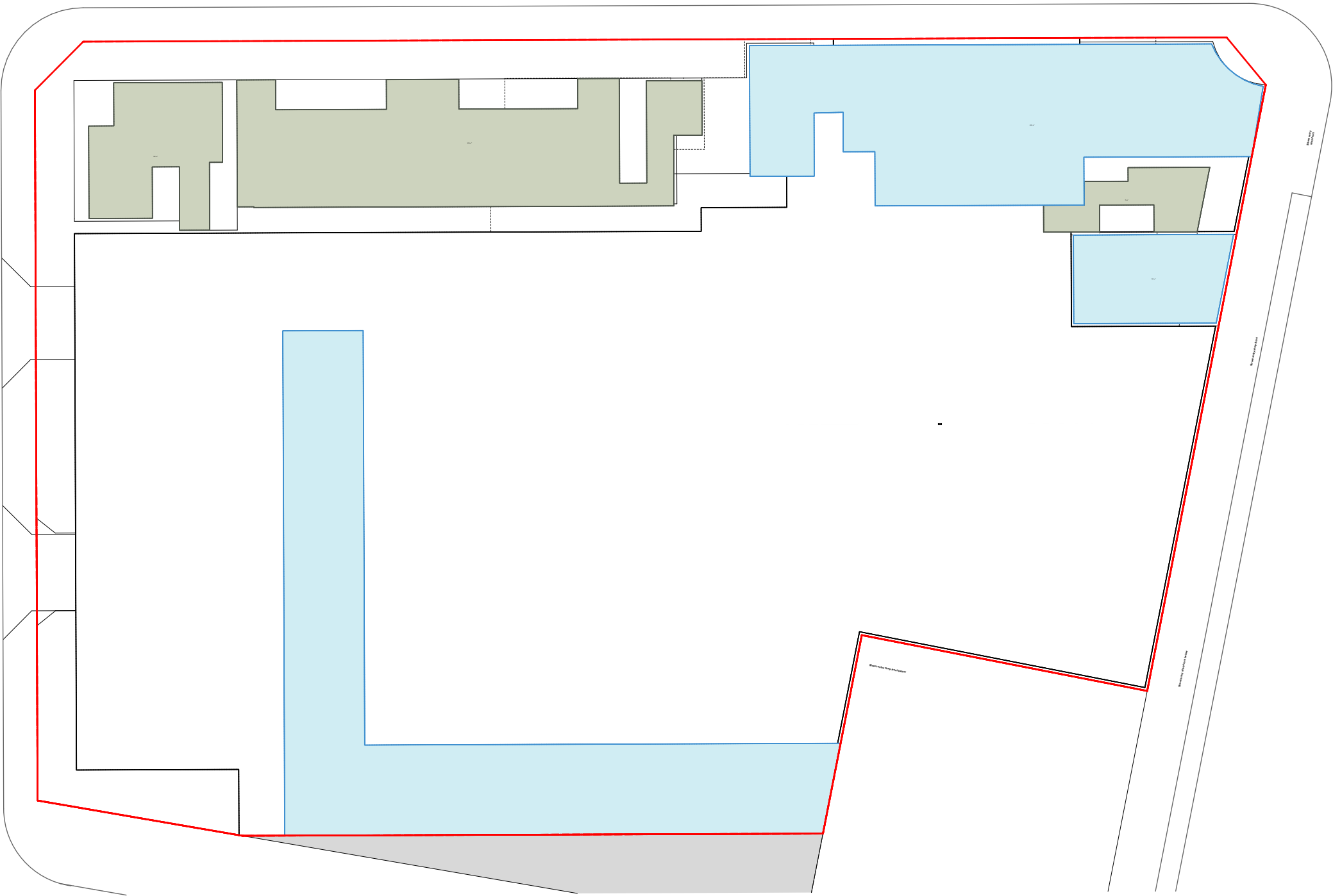
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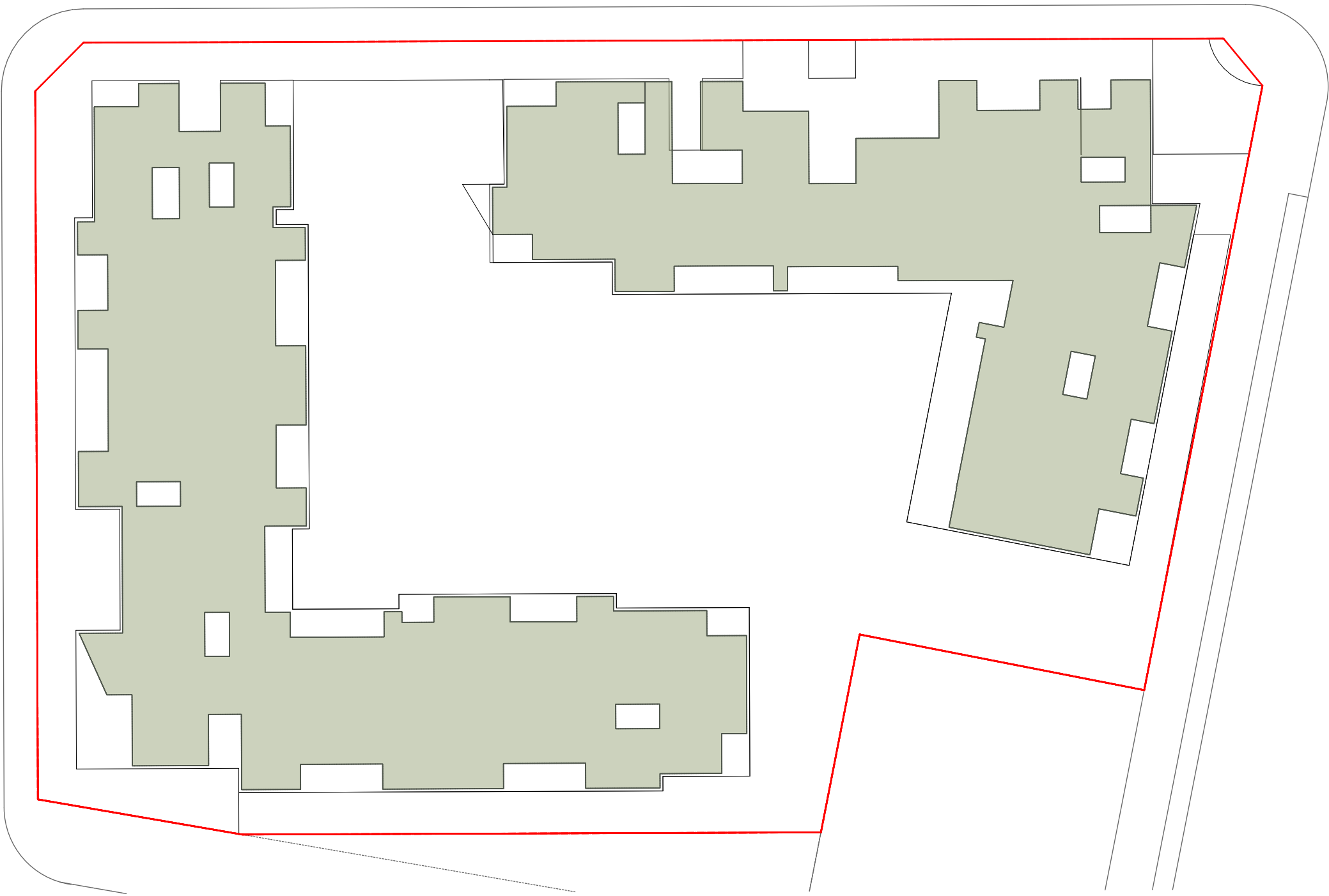
Lower Ground Floor

Residential GFA: 100m²
Retail GFA: 5440m²



Upper Ground Floor

Residential GFA: 850m²
Retail GFA: 1700m²

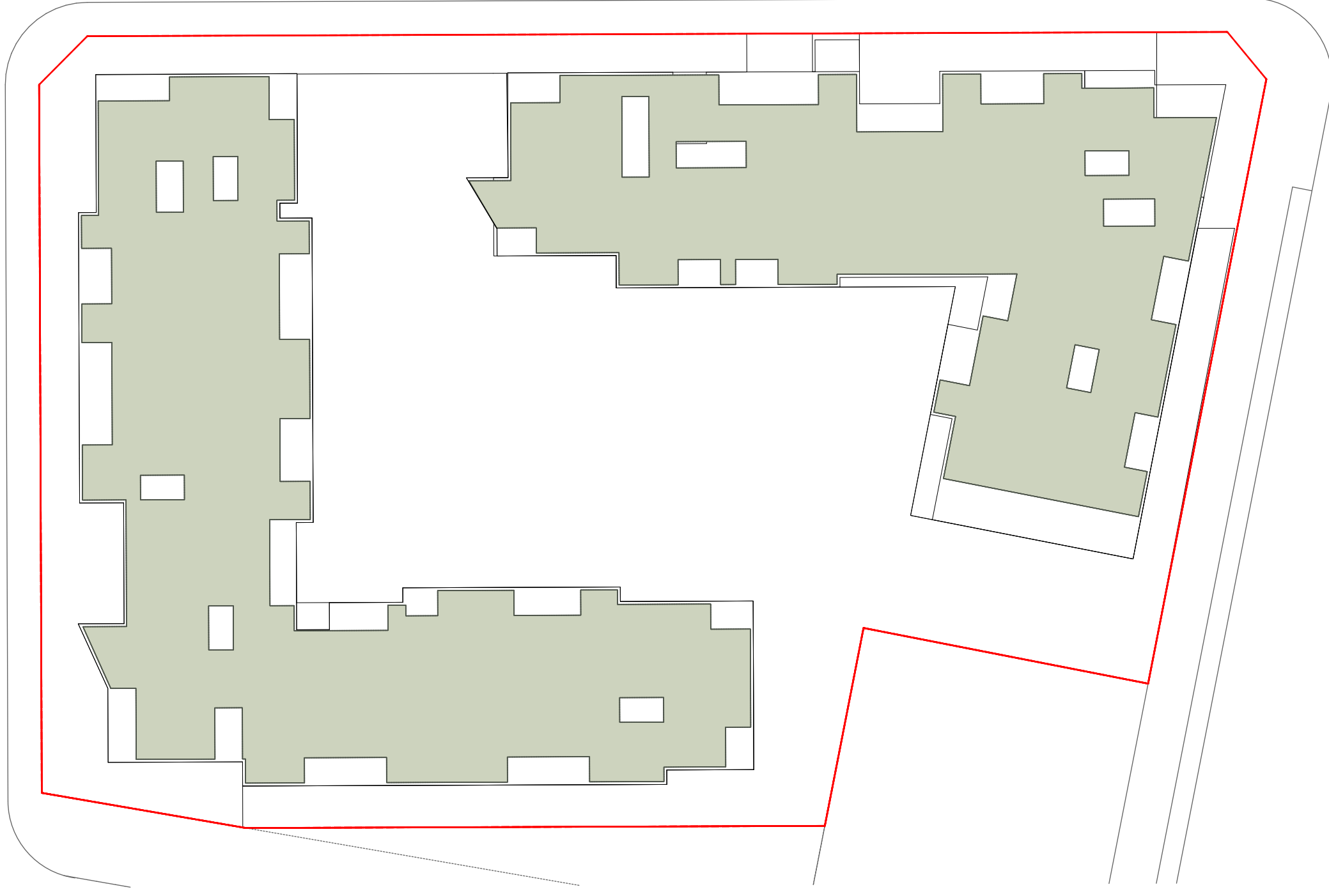


Level 01

Residential GFA: 3750m²

LEGEND

RESIDENTIAL GFA RETAIL GFA CARPARK / SERVICES



Level 02

Residential GFA: 3850m²

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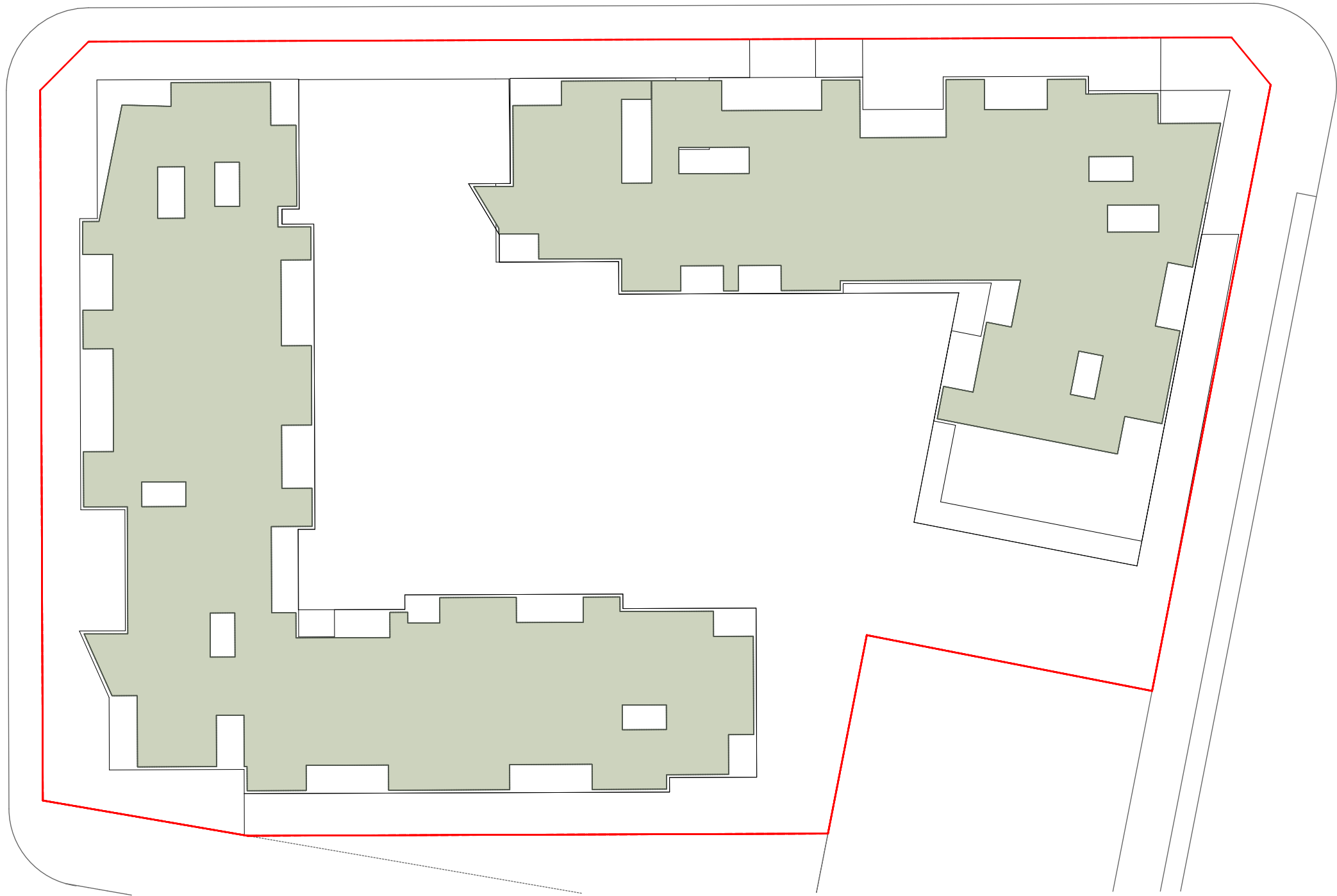
Project Title
Cudgong Town Centre "The Rouse"
43 - 53 Cudgong Road, Rouse Hill, NSW 2850
Concept Proposal
Drawing Title
GFA Diagrams
GFA Phase 4A + 4B

04	01.08.19	DS	Amended DA Submission
03	26.02.19	DS	Amended DA Submission
02	13.12.18	DS	S34 Update
01	30.05.17	DS	Issue for DA Submission
Rev.	Date	Approved by	Revision Notes

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Status	DA	Owner No.	DA-CP-730-100	Rev	04	

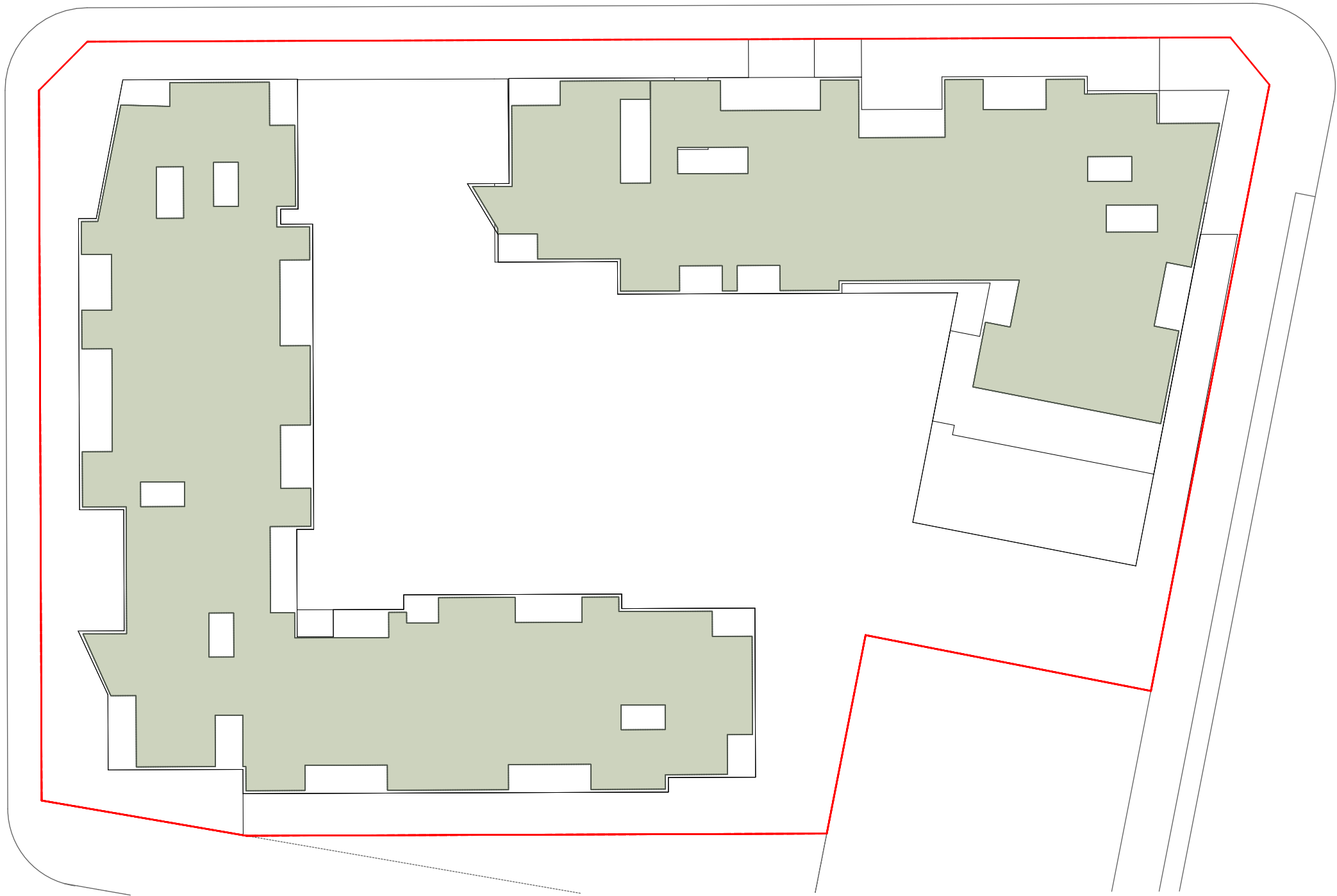
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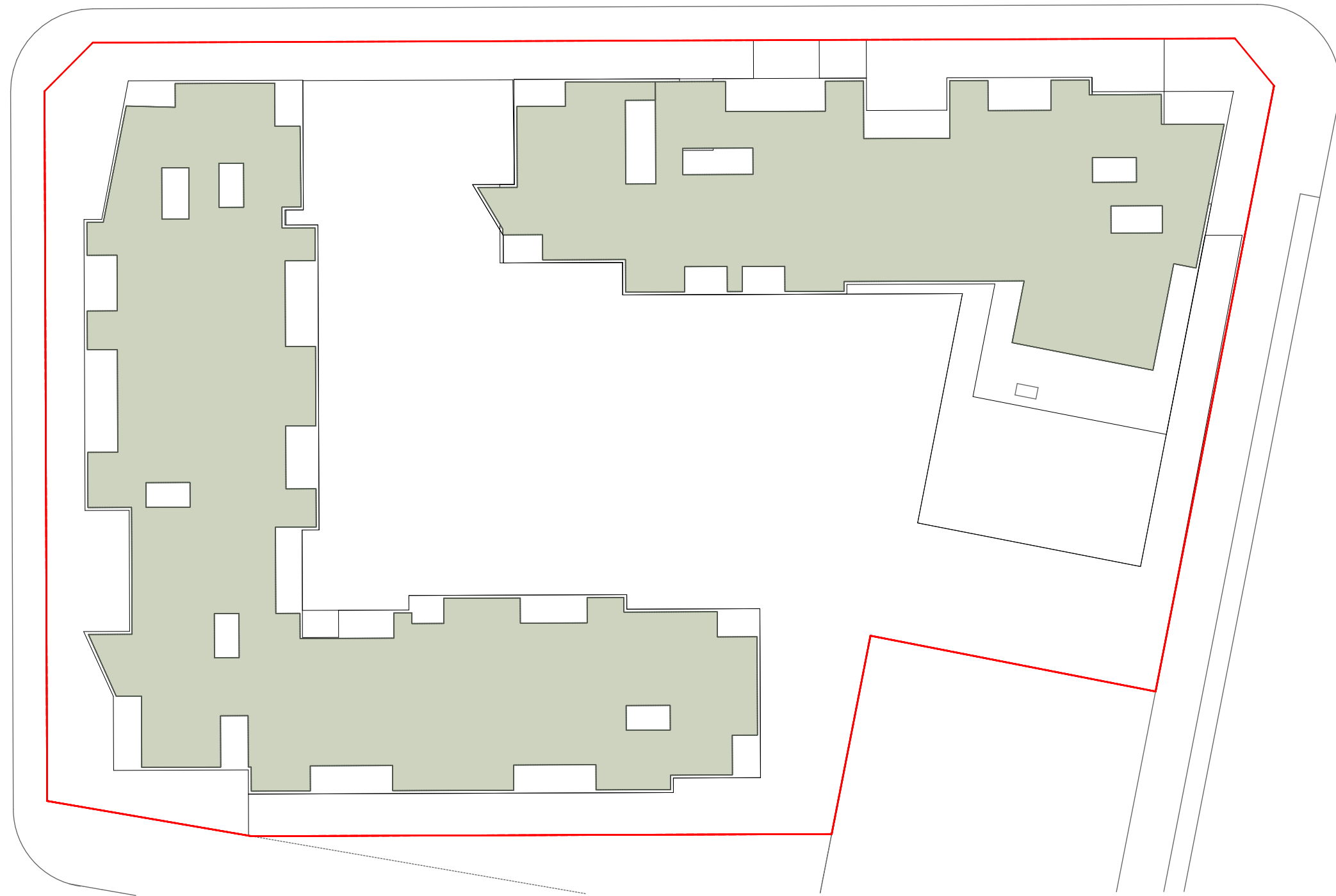
Level 03

Residential GFA: 3700m²



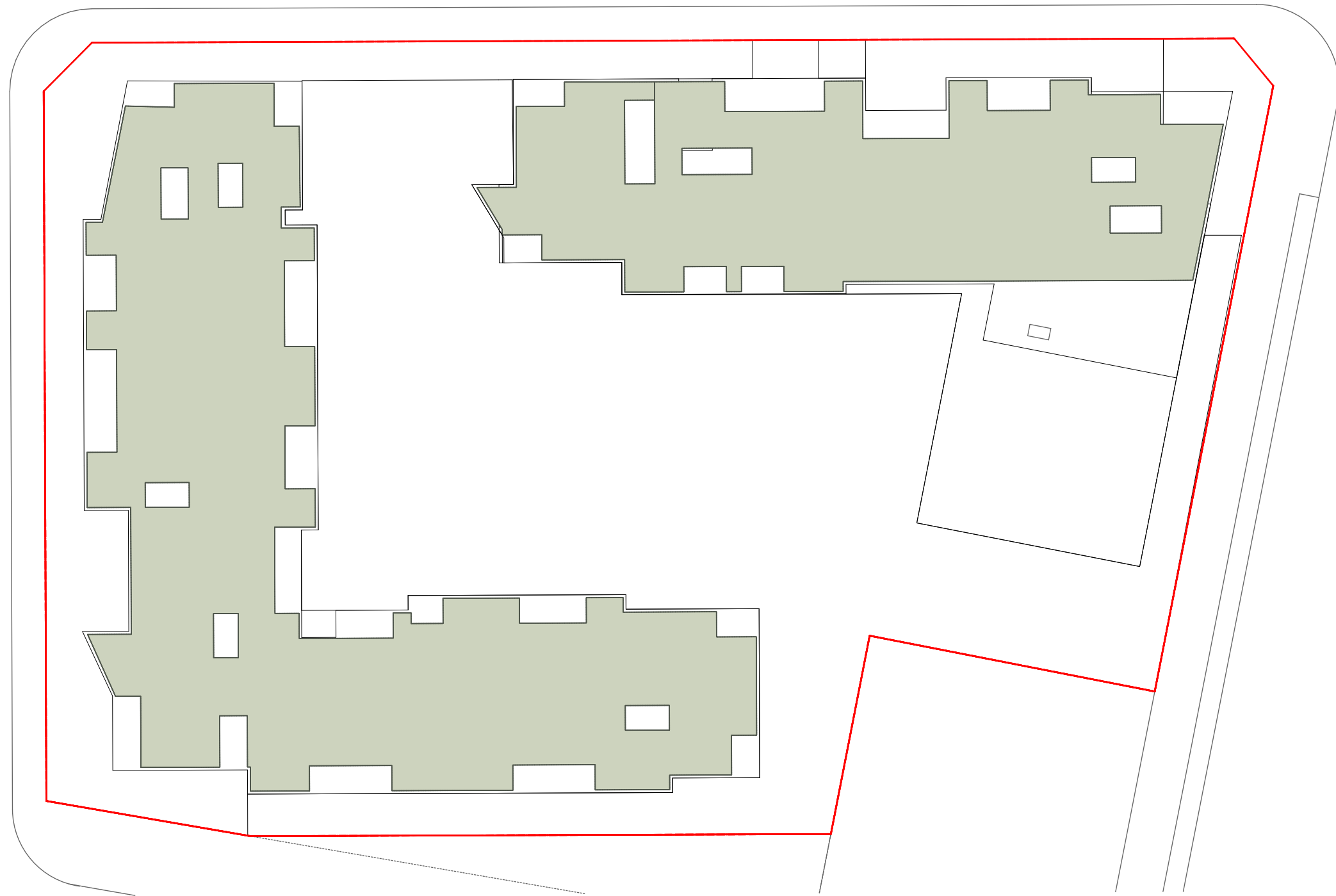
Level 04

Residential GFA: 3650m²



Level 05

Residential GFA: 3550m²



Level 06

Residential GFA: 3350m²

LEGEND

- RESIDENTIAL GFA
- RETAIL GFA
- CARPARK / SERVICES

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Drawing Title
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GFA Phase 4A + 4B

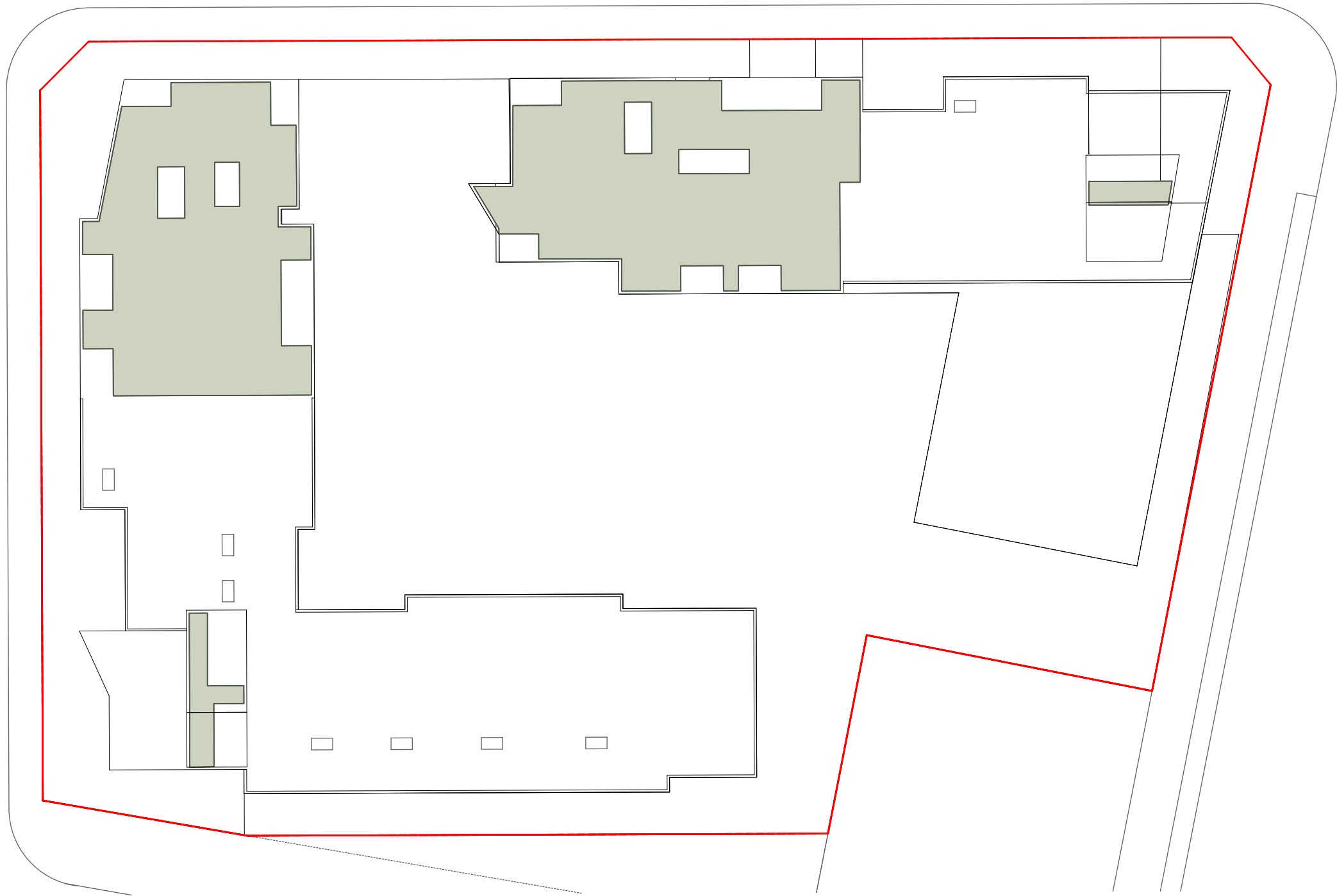
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01	30.05.17	DS	Issue for DA Submission
Rev.	Date	Approved by	Revision Notes

Scale	1:500 @A1, 50% @A3	Project No.	15021	Drawn by	JM/JL	North
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Level 07

Residential GFA: 1400m²

Total GFA

Residential GFA : 24, 200 m²

Lower Ground	: 100 m²
Upper Ground	: 850 m²
Level 01	: 3750 m²
Level 02	: 3850 m²
Level 03	: 3700 m²
Level 04	: 3650 m²
Level 05	: 3550 m²
Level 06	: 3350 m²
Level 07	: 1400 m²
Level 08	: 0 m²

Retail GFA : 7140 m²

Lower Ground	: 5440m²
Upper Ground	: 1700m²

LEGEND

<div></div>	RESIDENTIAL GFA	<div></div>	RETAIL GFA	<div></div>	CARPARK / SERVICES
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Restifa & Partners
302/123 Walker Street North Sydney NSW 2060

DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect Nicholas Turner 6595, ABN 86 084 084 991

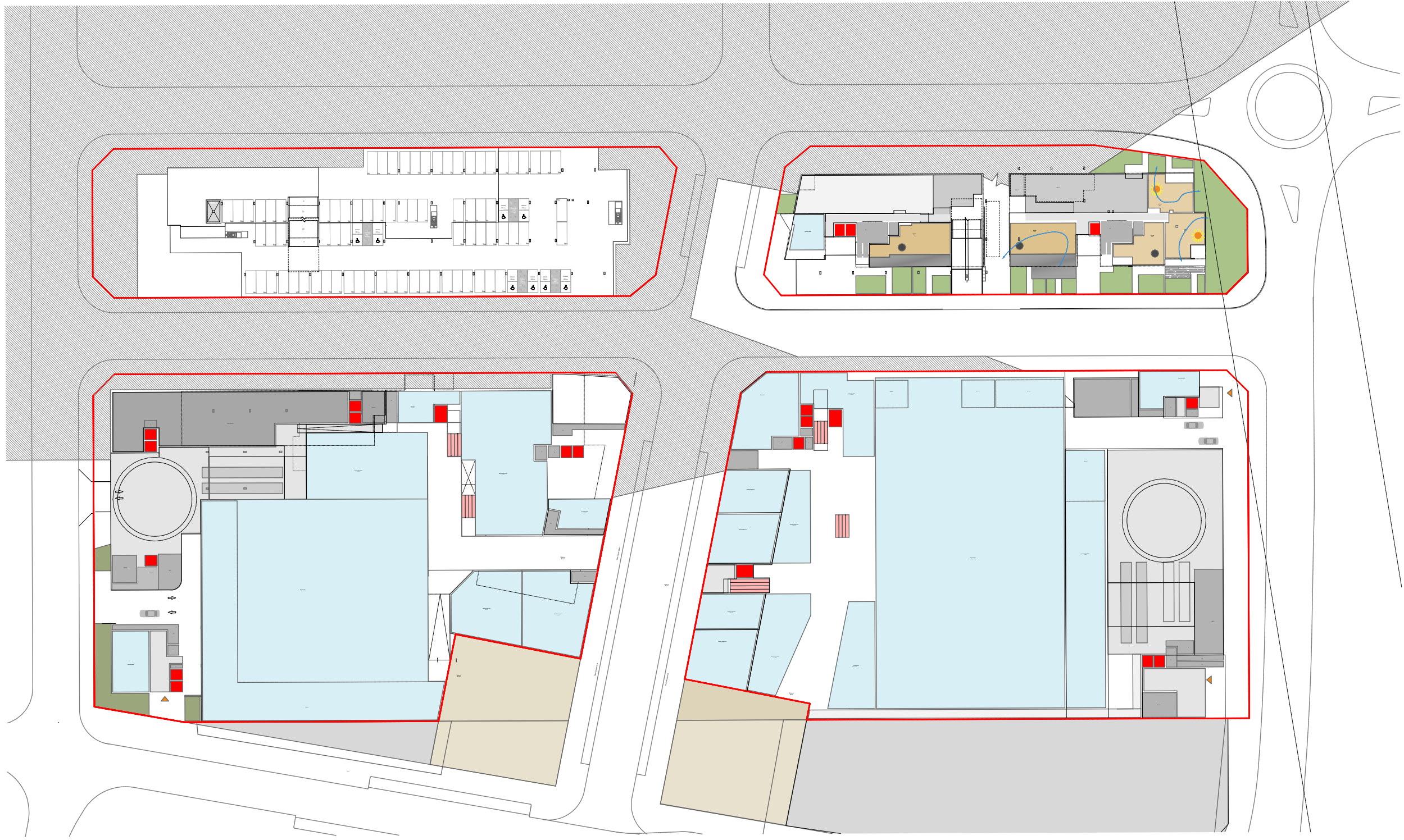
Project Title
Cudgong Town Centre "The Rouse"
43 - 53 Cudgong Road, Rouse Hill, NSW 2850
Concept Proposal
Drawing Title
GFA Diagrams
GFA Phase 4A + 4B

04	01.08.19	DS	Amended DA Submission
03	26.02.19	DS	Amended DA Submission
02	13.12.18	DS	S34 Update
01	30.05.17	DS	Issue for DA Submission
Rev.	Date	Approved by	Revision Notes

Scale	1:500 @A1, 50% @A3	Project No.	15021	Drawn by	JM/JL	North
Status	DA	Drawn No.	DA-CP-730-120	Rev	04	

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Lower Ground Floor



Upper Ground Floor







Level 01



Level 02

LEGEND

-  ACHIEVES TWO HOURS OF SOLAR ACCESS ON 21st JUNE BETWEEN 9AM-3PM
-  SOUTH ASPECT APARTMENTS WITH NO DIRECT SOLAR ACCESS ON 21st JUNE BETWEEN 9AM-3PM
-  ACHIEVES TWO HOURS OF SOLAR ACCESS ON 21st JUNE BETWEEN 9AM-3PM THROUGH A SKYLIGHT
-  NATURALLY CROSS VENTILATED

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Project Title
Cudgong Town Centre "The Rouse"
43 - 53 Cudgong Road, Rouse Hill, NSW 2850
Concept Proposal
Drawing Title
Apartment Amenity (Solar + Vent + Access)
Solar Access + Cross Ventilation Diagram

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Rev.	Date	Approved by	Revision Notes

Scale	Project No.	Drawn by	North
1:1000 @A1, 50% @A3	15021	JM/JL	North
Status	DA-CP-740-010	Rev	04
DA			

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Level 03



Level 04



Level 05



Level 06

LEGEND



ACHIEVES TWO HOURS OF SOLAR ACCESS ON 21st JUNE BETWEEN 9AM-3PM



SOUTH ASPECT APARTMENTS WITH NO DIRECT SOLAR ACCESS ON 21st JUNE BETWEEN 9AM-3PM



ACHIEVES TWO HOURS OF SOLAR ACCESS ON 21st JUNE BETWEEN 9AM-3PM THROUGH A SKYLIGHT



NATURALLY CROSS VENTILATED

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Level 07

Building 1A + 1B 108 Apartments

LEVEL	2 HOURS SOLAR ACCESS	CROSS VENTILATED	NDS APARTMENTS
LG	2	3	3
UG	11	7	4
L1	11	7	4
L2	11	9	2
L3	11	9	2
L4	11	10	3
L5	13 (incl. 2 clerestory)	10	2
L6	11 (incl. 2 clerestory)	11 (incl. 4 clerestory)	0
TOTAL APARTMENTS	81 75.0%	66 61.1%	20 18.5%

Building 4A + 4B (236 units)

LEVEL	2 HOURS SOLAR ACCESS	CROSS VENTILATED	NDS APARTMENTS
LG	0	0	0
UG	5	1	0
L1	19	20	7
L2	24	22	8
L3	25	22	8
L4	26 (incl. 1 clerestory)	22	7
L5	24	22 (incl. 1 clerestory)	6
L6	31 (incl. 7 clerestory)	24 (incl. 3 clerestory)	2
L7	12 (incl. 2 clerestory)	12 (incl. 1 clerestory)	0
TOTAL	166 (incl. 10 Clerestory) 70.3%	145 (incl. 5 clerestory) 61.4%	38 16.1%

NOTE: 60% REQUIRED CROSS VENTILATION
70% REQUIRED SOLAR ACCESS BETWEEN 9AM TO 3PM AT MID WINTER
SOUTH ASPECT APARTMENTS- MAXIMUM 15% OF APARTMENTS RECEIVE
NO DIRECT SUNLIGHT BETWEEN 9AM TO 3PM AT MID WINTER

LEGEND



ACHIEVES TWO HOURS OF SOLAR ACCESS ON 21st JUNE BETWEEN 9AM-3PM



SOUTH ASPECT APARTMENTS WITH NO DIRECT SOLAR ACCESS ON 21st JUNE BETWEEN 9AM-3PM



ACHIEVES TWO HOURS OF SOLAR ACCESS ON 21st JUNE BETWEEN 9AM-3PM THROUGH A SKYLIGHT



NATURALLY CROSS VENTILATED

Roof



Total Stage 1 Development 253 Apartments

LEVEL	YIELD	2 HOURS SOLAR ACCESS	CROSS VENTILATED	NDS
TOTAL APARTMENTS	253	184 72.7%	165 65.2%	42 16.6%

Total Buildings 3 & 4: 461 Apartments

LEVEL	YIELD	2 HOURS SOLAR ACCESS	CROSS VENTILATED	NDS
TOTAL APARTMENTS	461	324 70.3%	281 60.9%	77 16.7%

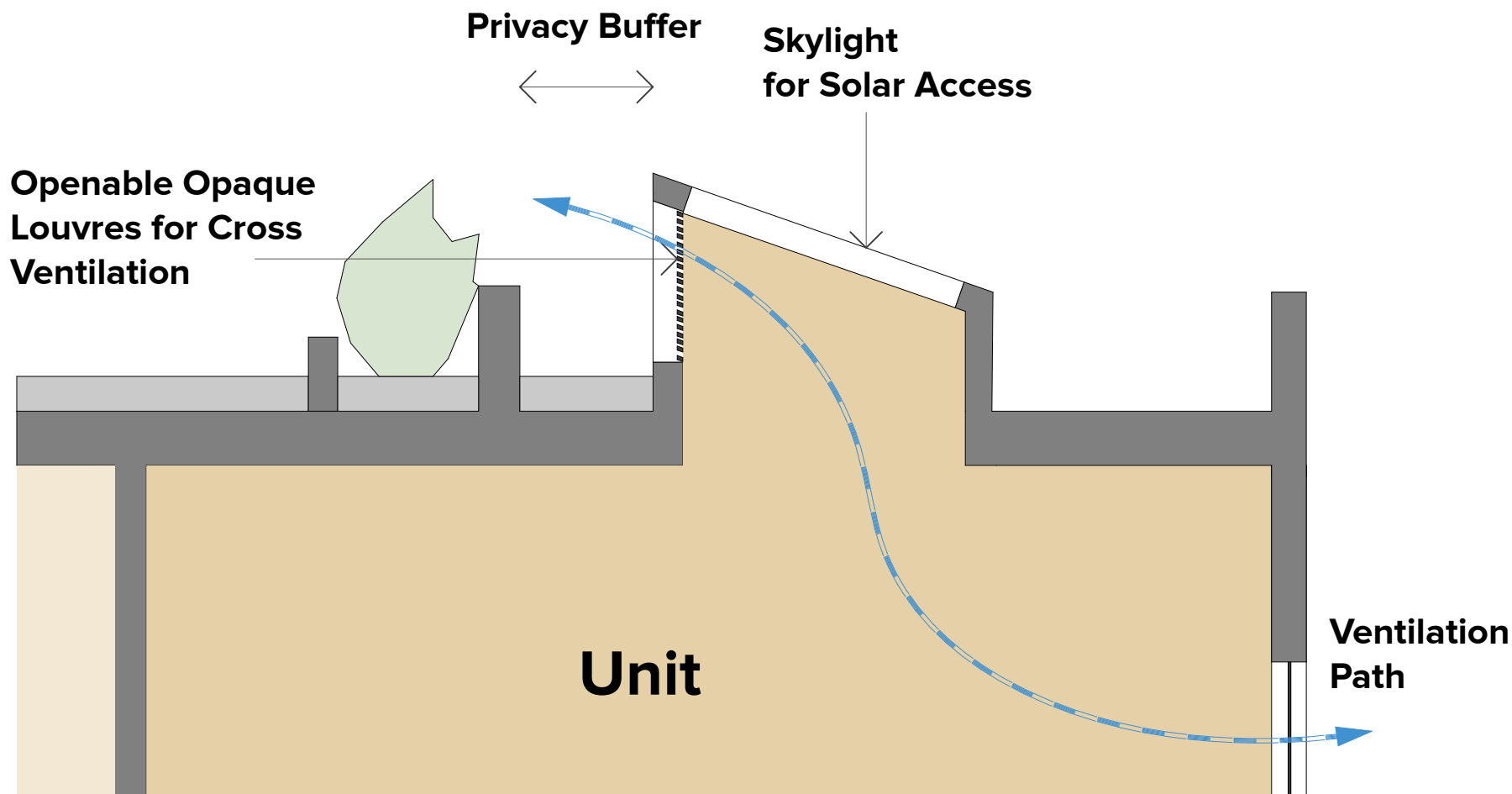


Diagram of Clerestory Skylight Window on Roof For Cross Ventilation

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DA

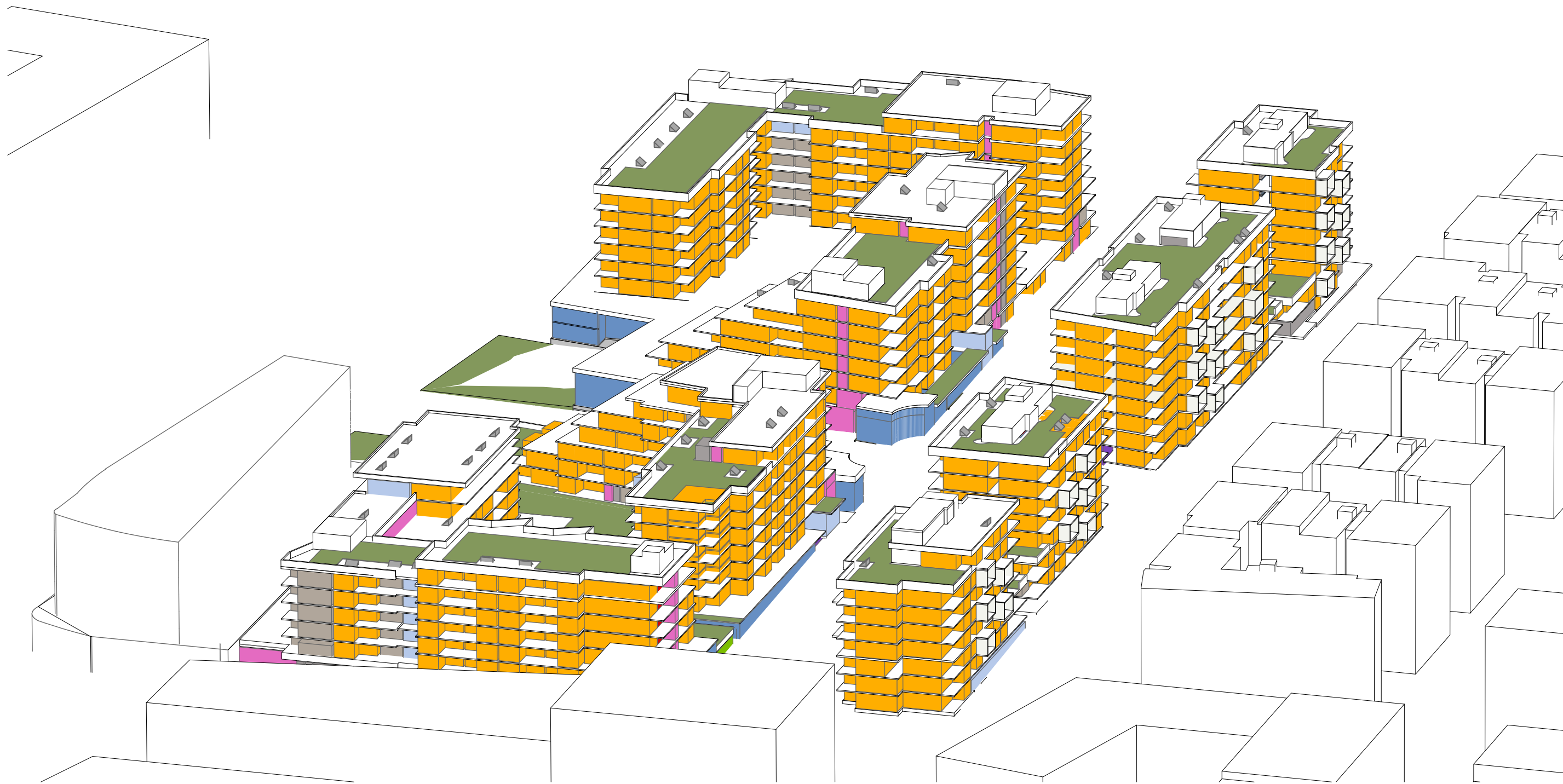
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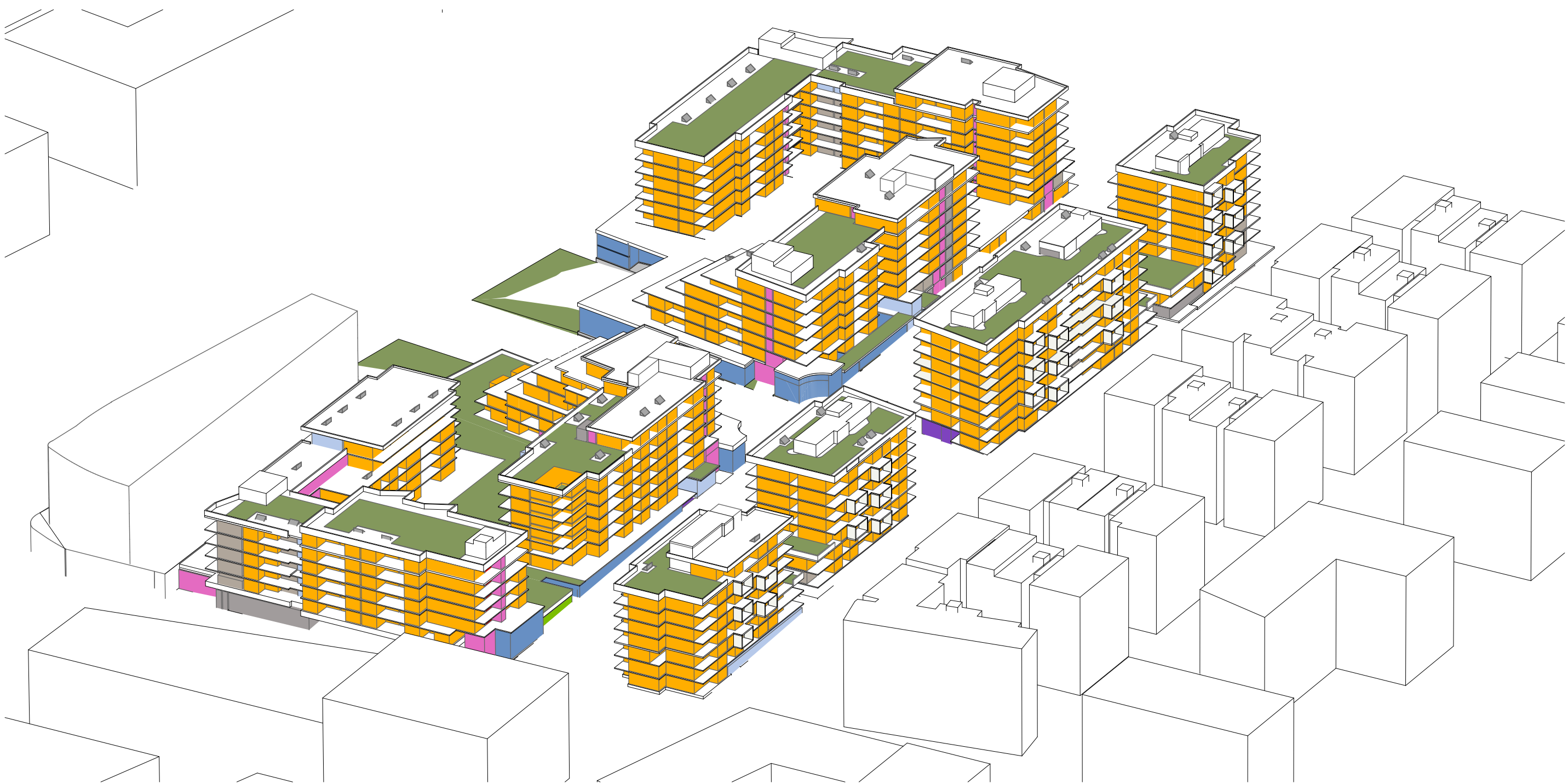
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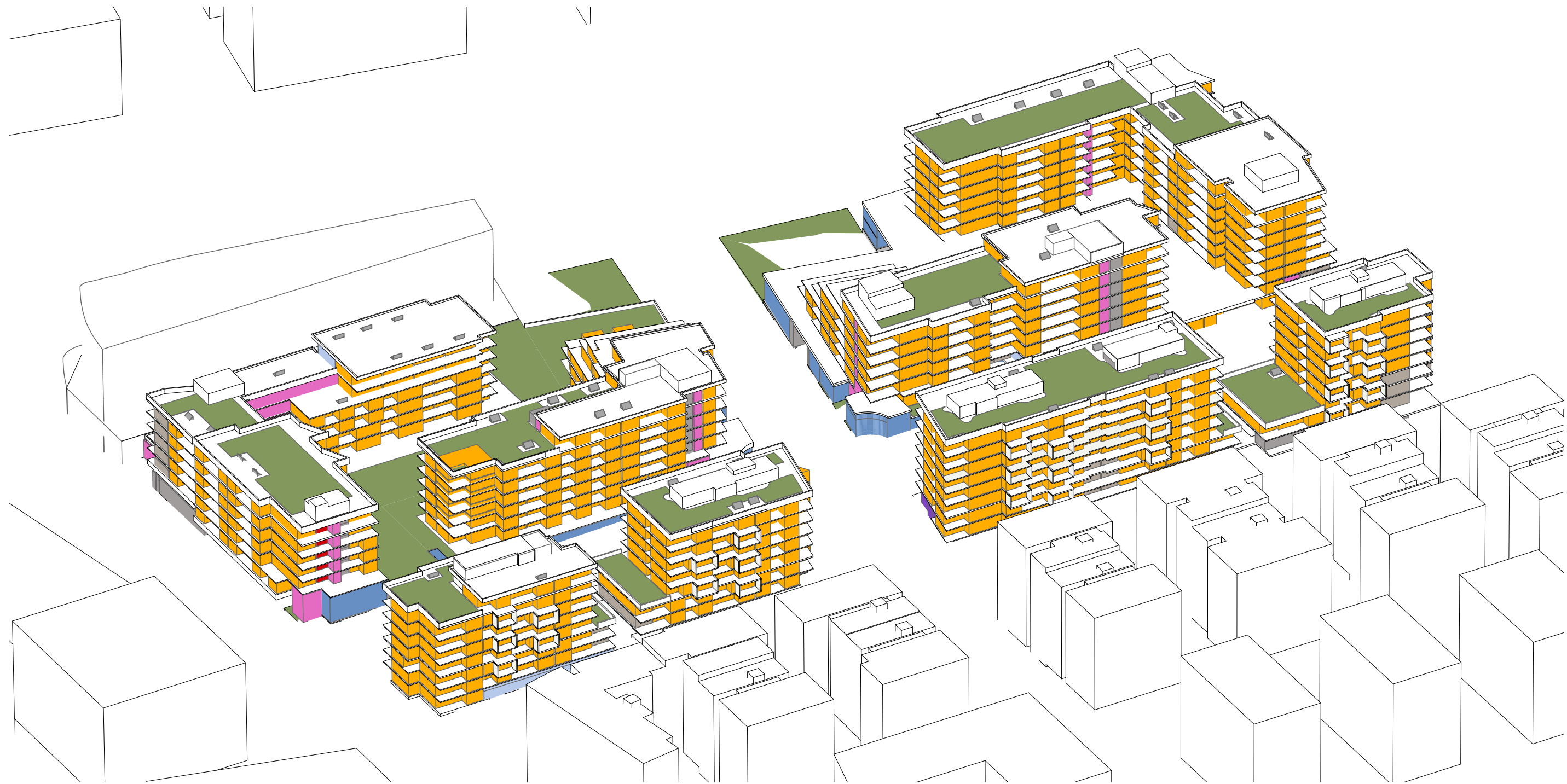
Solar Access View _ 9am



Solar Access View _ 10am



Solar Access View _ 11am



Solar Access View _ 12pm

Legend

Minimum 2 hours solar access

Less than 2 hours solar access

Solar access through clerestory window

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Concept Proposal

Drawing Title
Solar Access 3D Views
Solar Diagram Perspective 9am - 12pm

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03	27.02.19	DS	Amended DA Submission
02	13.12.18	DS	S34 Update
01	30.05.17	DS	Issue for DA Submission
Rev.	Date	Approved by	Revision Notes

Scale
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Status
DA

Project No.
15021
Drawing No.
DA-CP-750-010

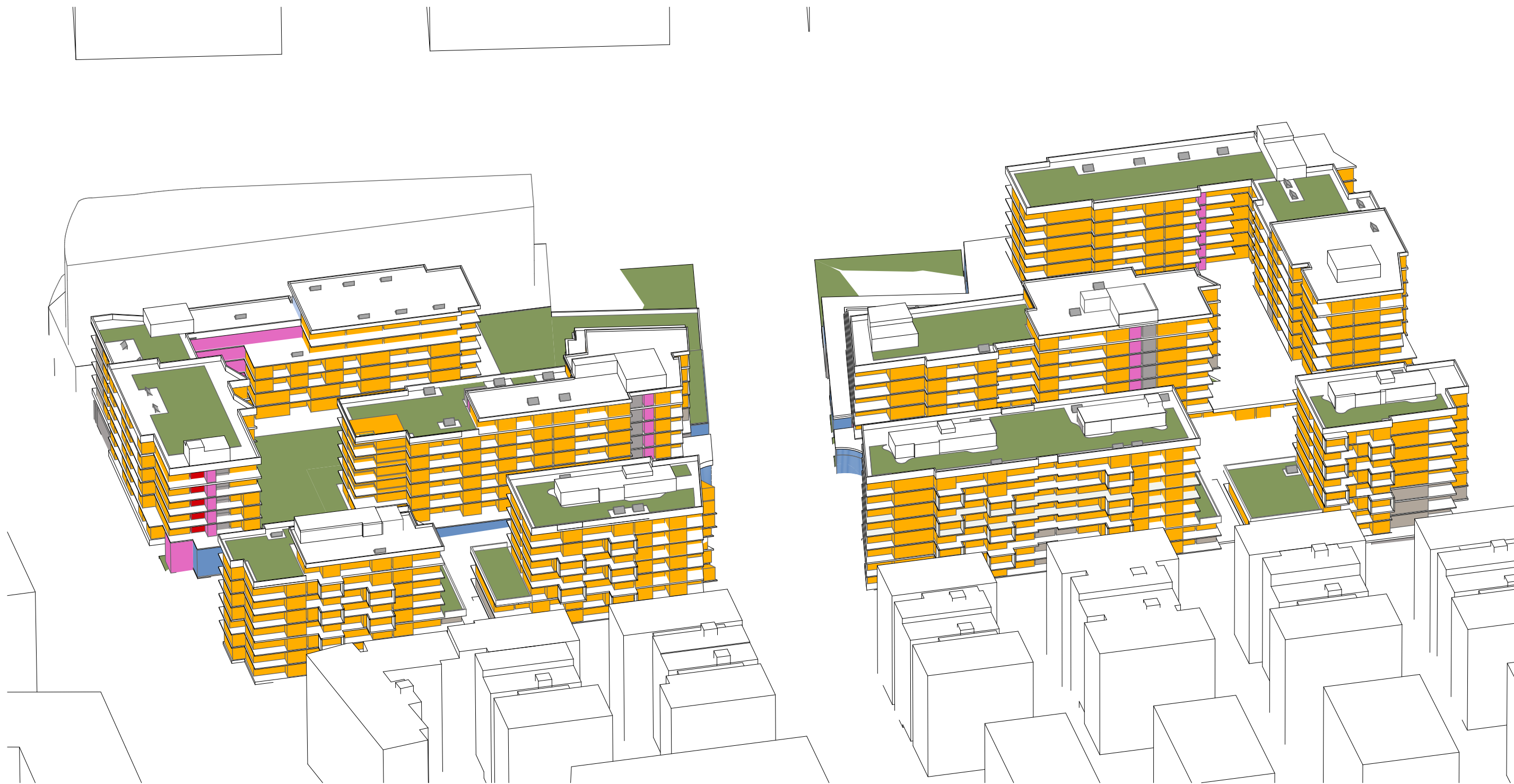
Drawn by
JM/JL
Rev
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North

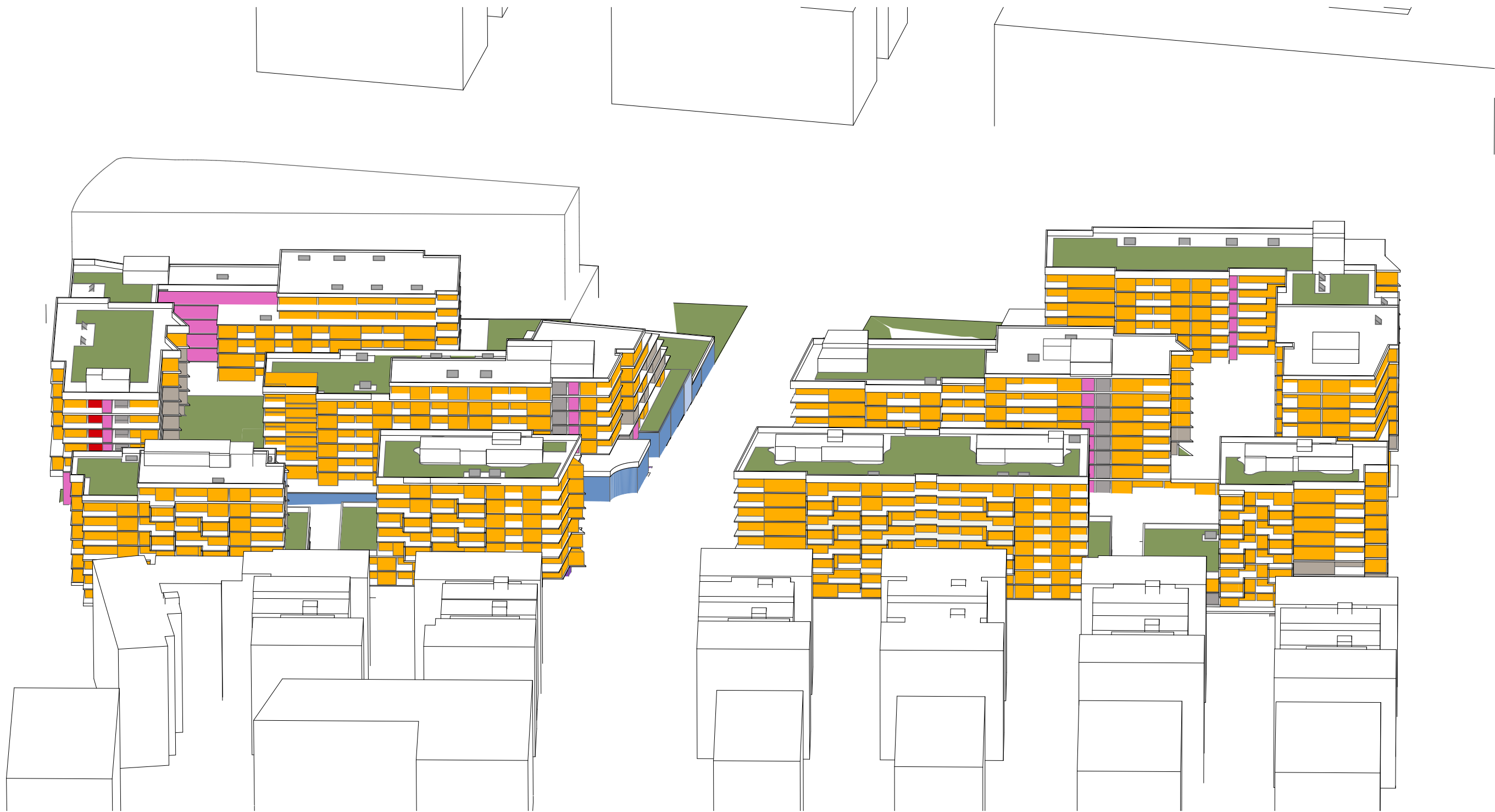
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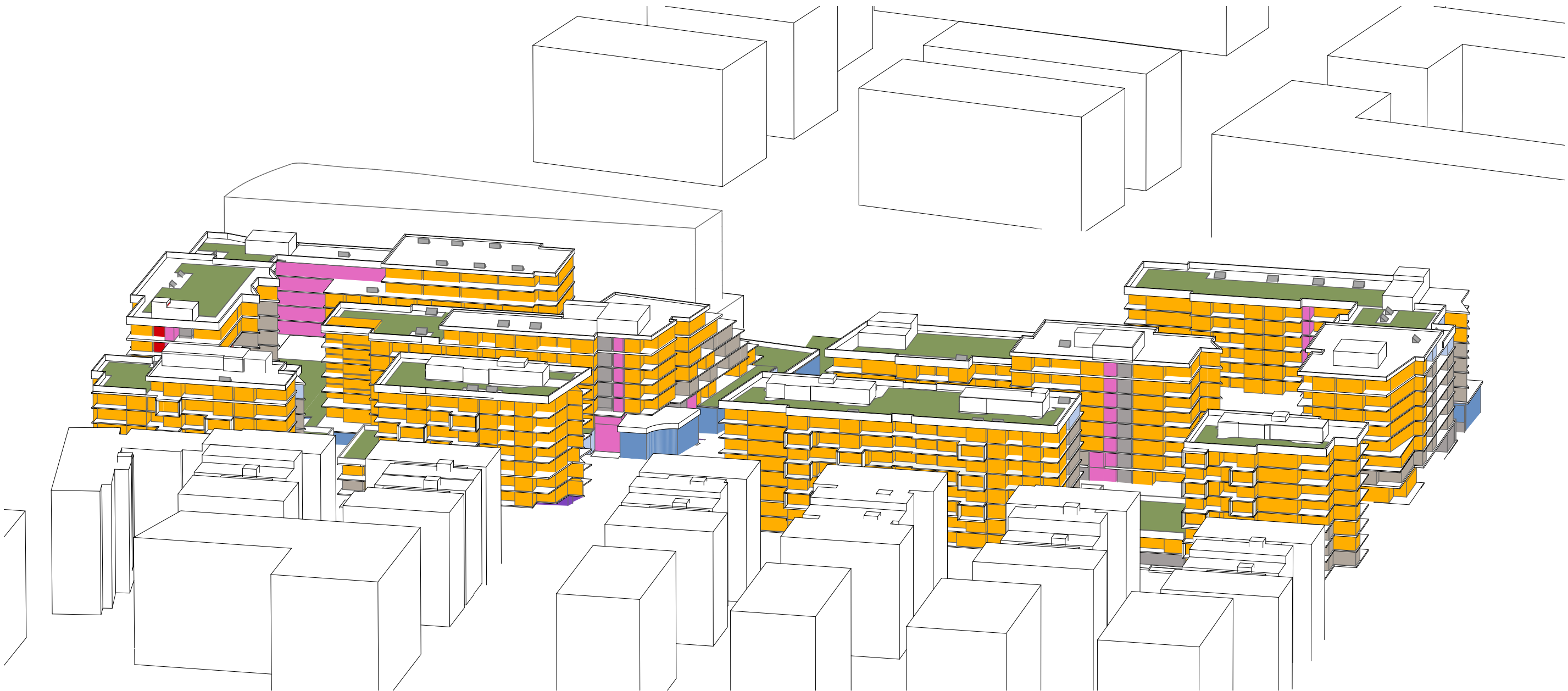
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Solar Access View _ 1pm



Solar Access View _ 2pm



Solar Access View _ 3pm

Legend

Minimum 2 hours solar access

Less than 2 hours solar access

Solar access through clerestory window

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Concept Proposal

Scale
1:816.49, 1:806.08 @A1, 50% @A3

Project No.
15021

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JM/JL

Status
DA

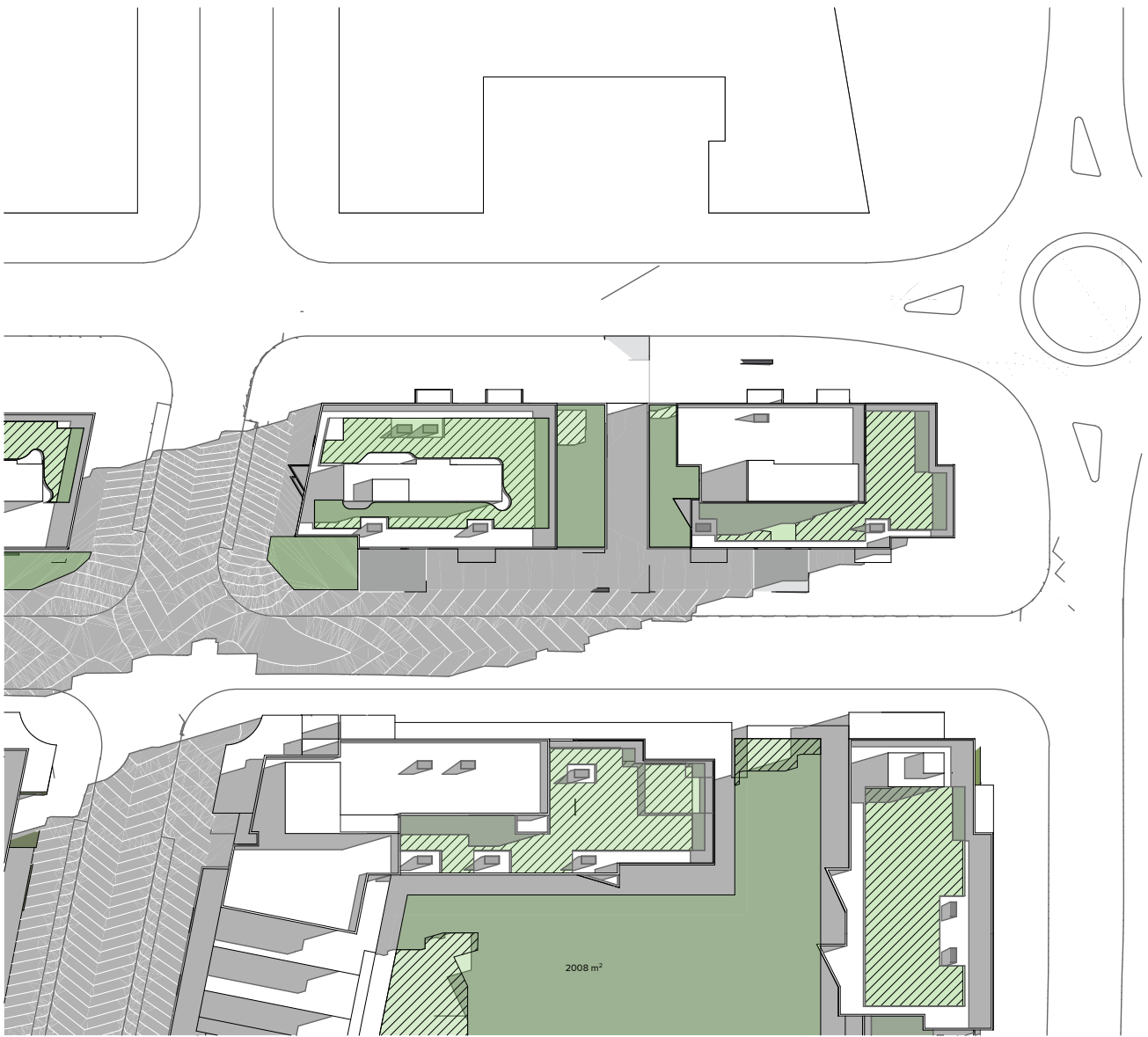
Rev
04

Drawing Title
Solar Access 3D Views
Solar Diagram Perspective 1pm - 3pm

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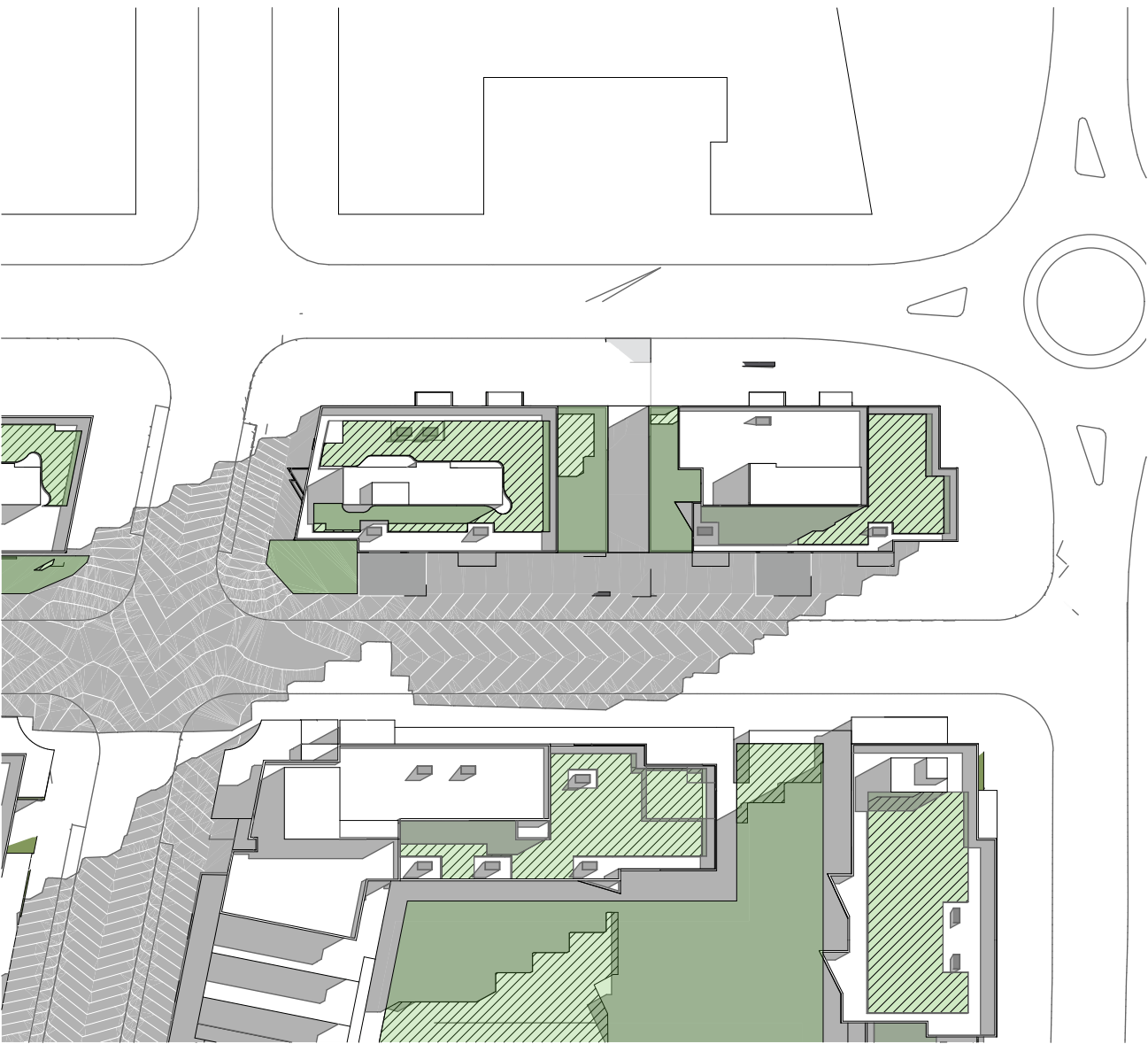
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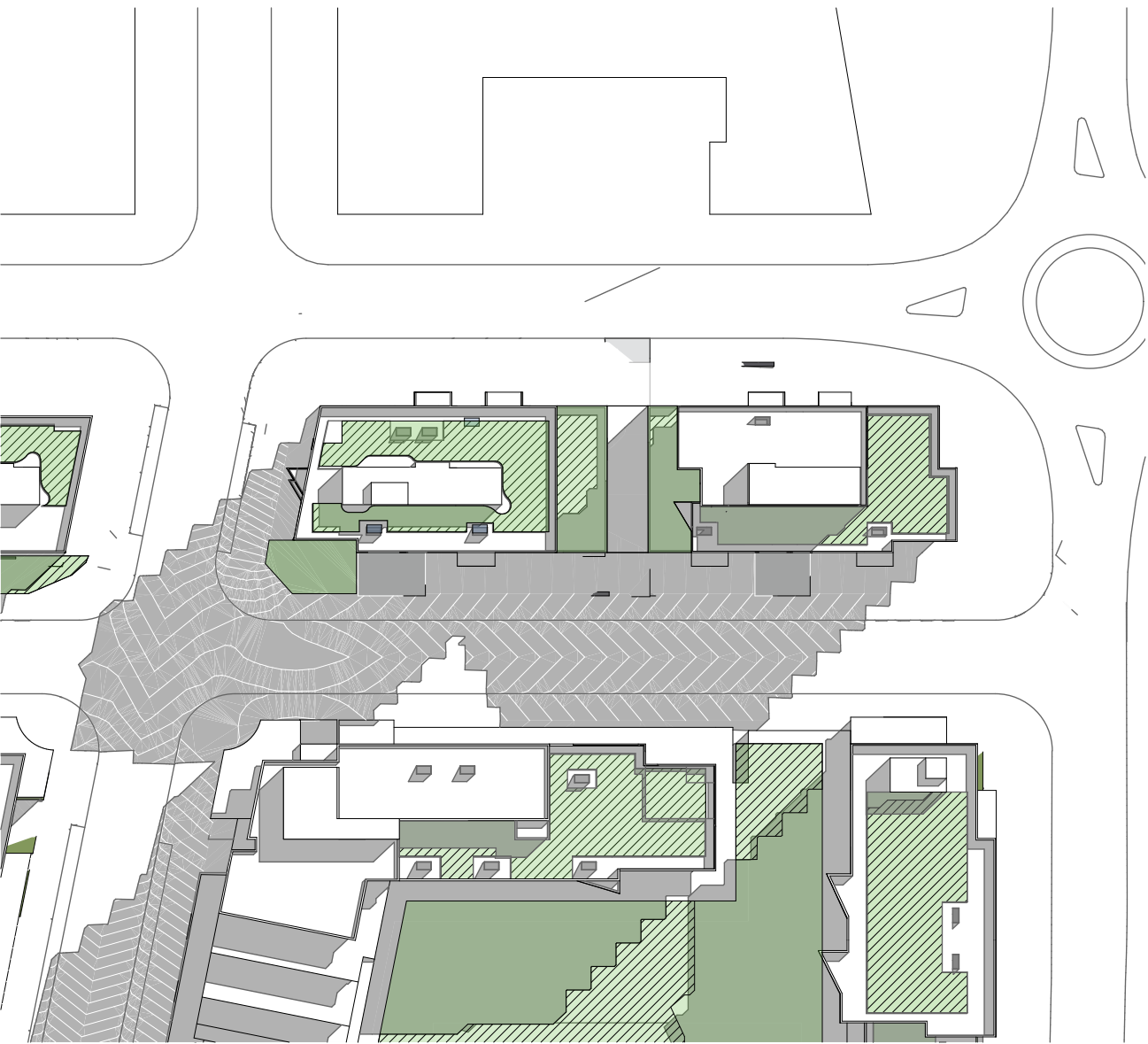
June 21st 09am

47%



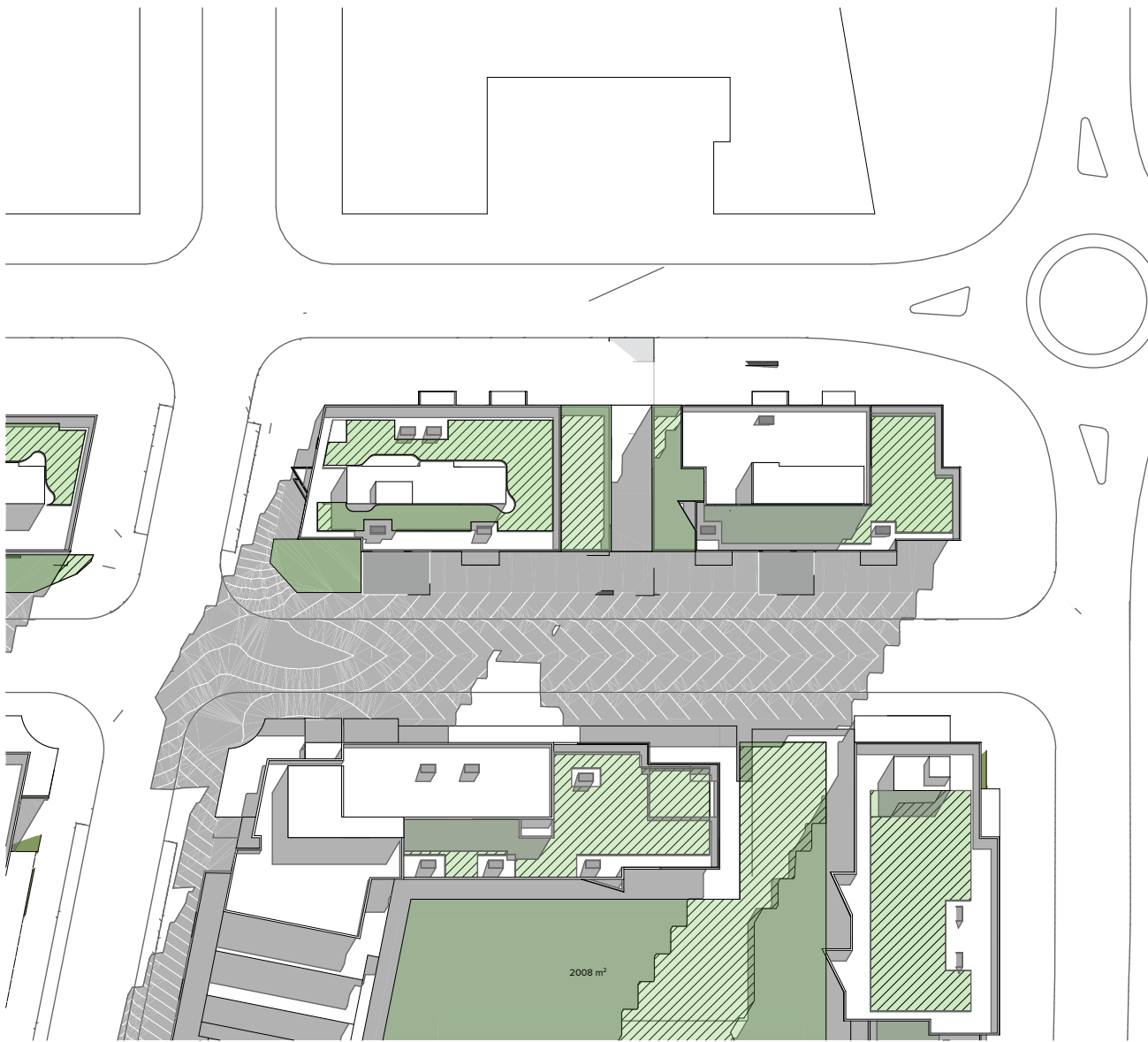
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50%



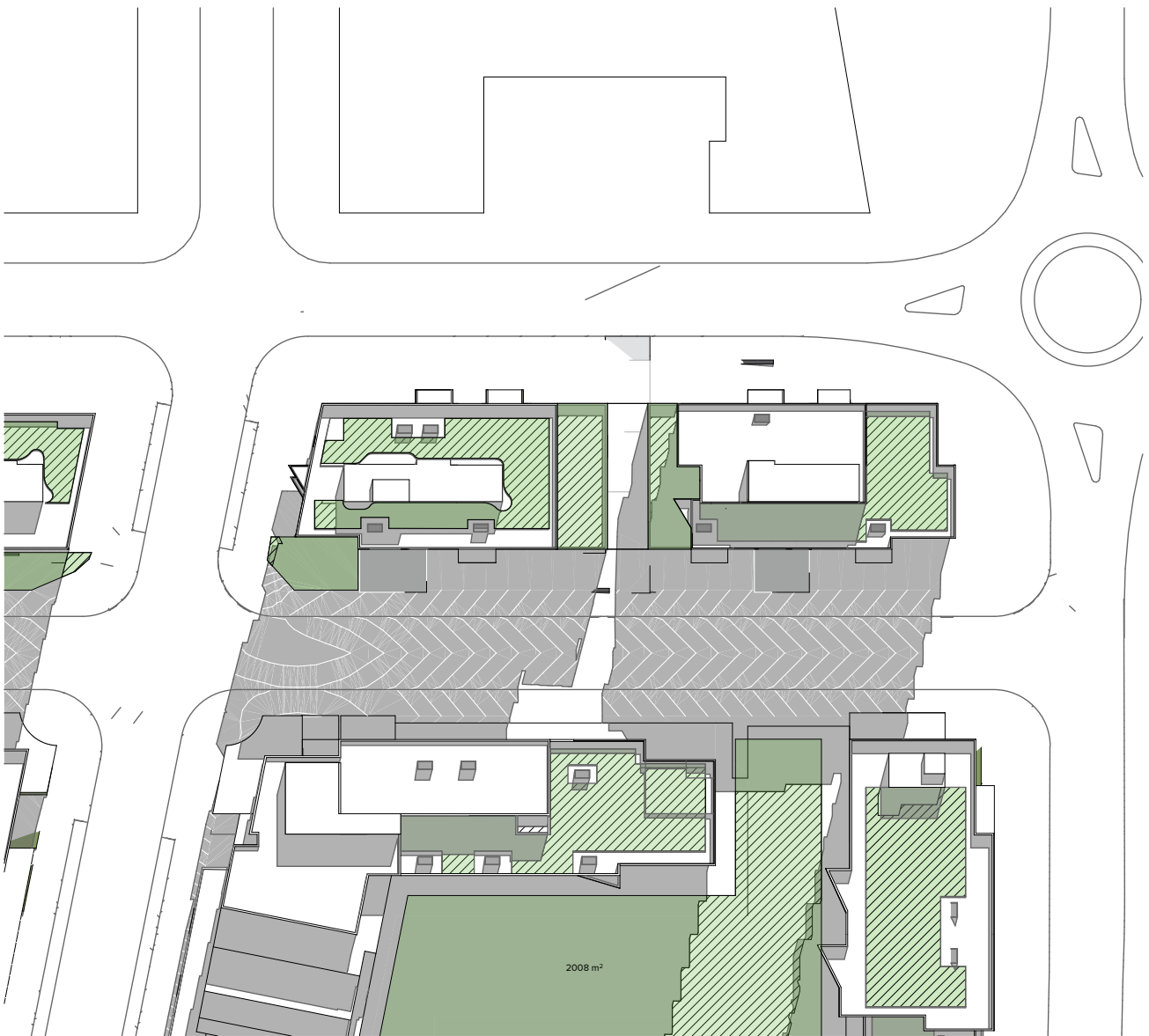
June 21st 11am

54%



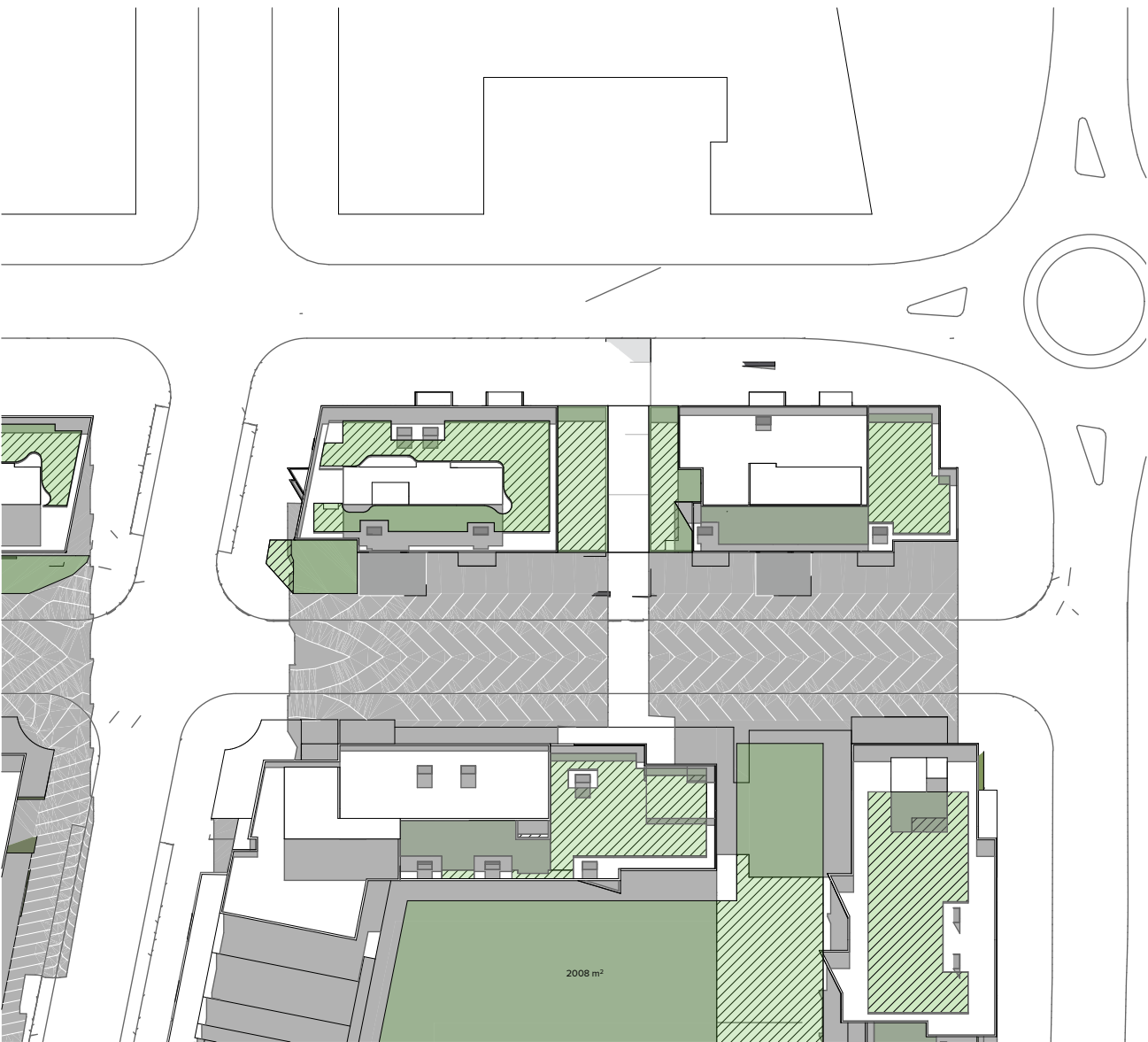
June 21st 12pm

58%



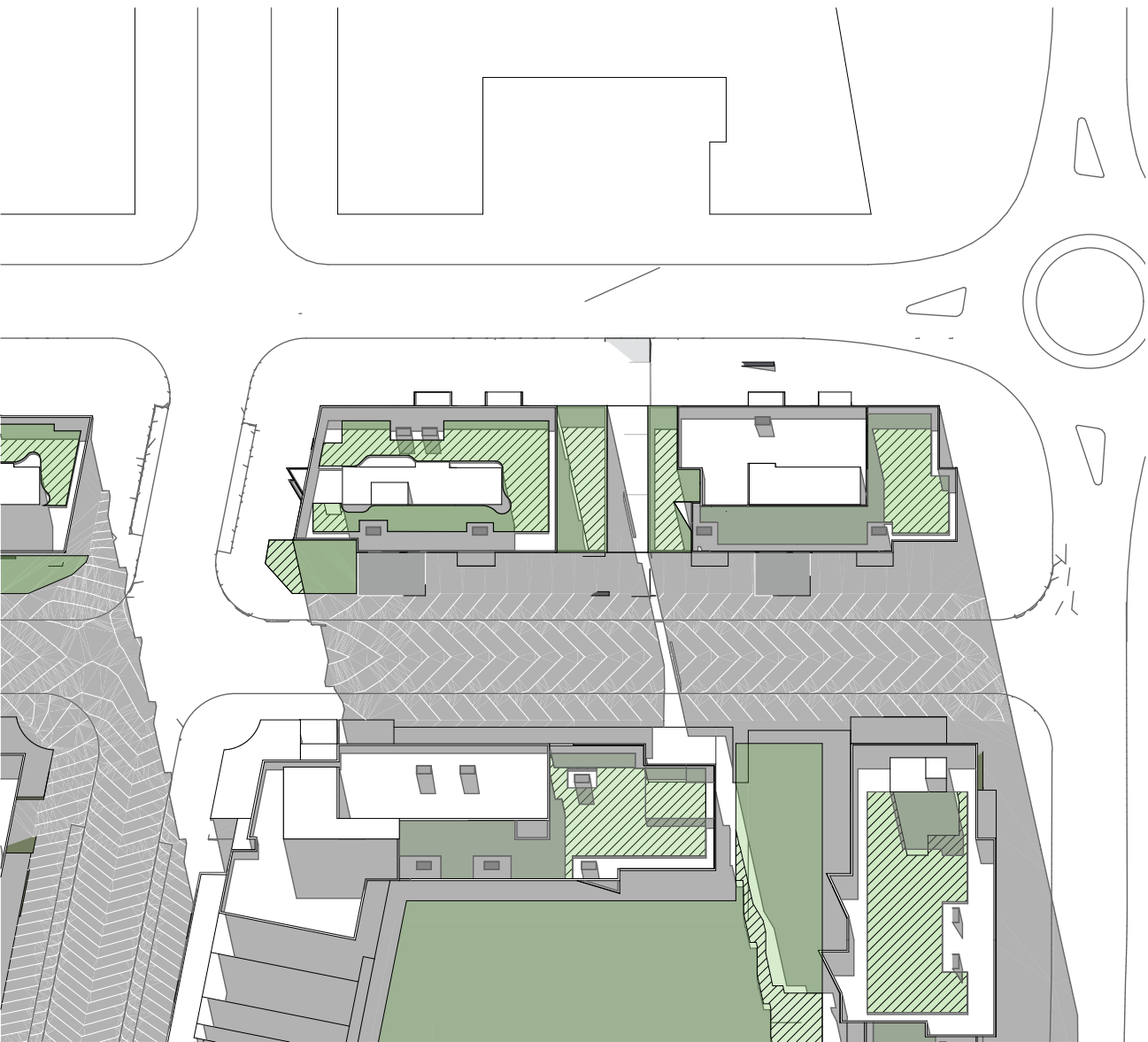
June 21st 1pm

60%



June 21st 2pm

66%



June 21st 3pm

52%

Solar Access to Communal Open Space

ADG Part 3D:

Developments to achieve minimum of 50% direct sunlight to the principle usable part of the communal open space for minimum of 2 hours between 9am to 3pm 21st June (mid winter)

LEGEND

- Communal and Public Open Space
Total Area: 1175sqm
- Direct Sunlight to the Principle usable part of the Communal and Public Open Space

Communal Open Space

(with reference to the Apartment Design Guide - Objective 3D-1)

Min. Communal Open Space requirement = 931m² @ 25% of Site Area (3726m²)

Proposed Communal Open Space = 1175m² (31.5%)

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Nominated Architect Nicholas Turner 6595, ABN 85 064 084 991

Project Title
Cudgong Town Centre "The Rouse"
43 - 53 Cudgong Road, Rouse Hill, NSW 2850
Concept Proposal
Drawing Title
Communal Open Space Solar Access
Phase 1A + 1B

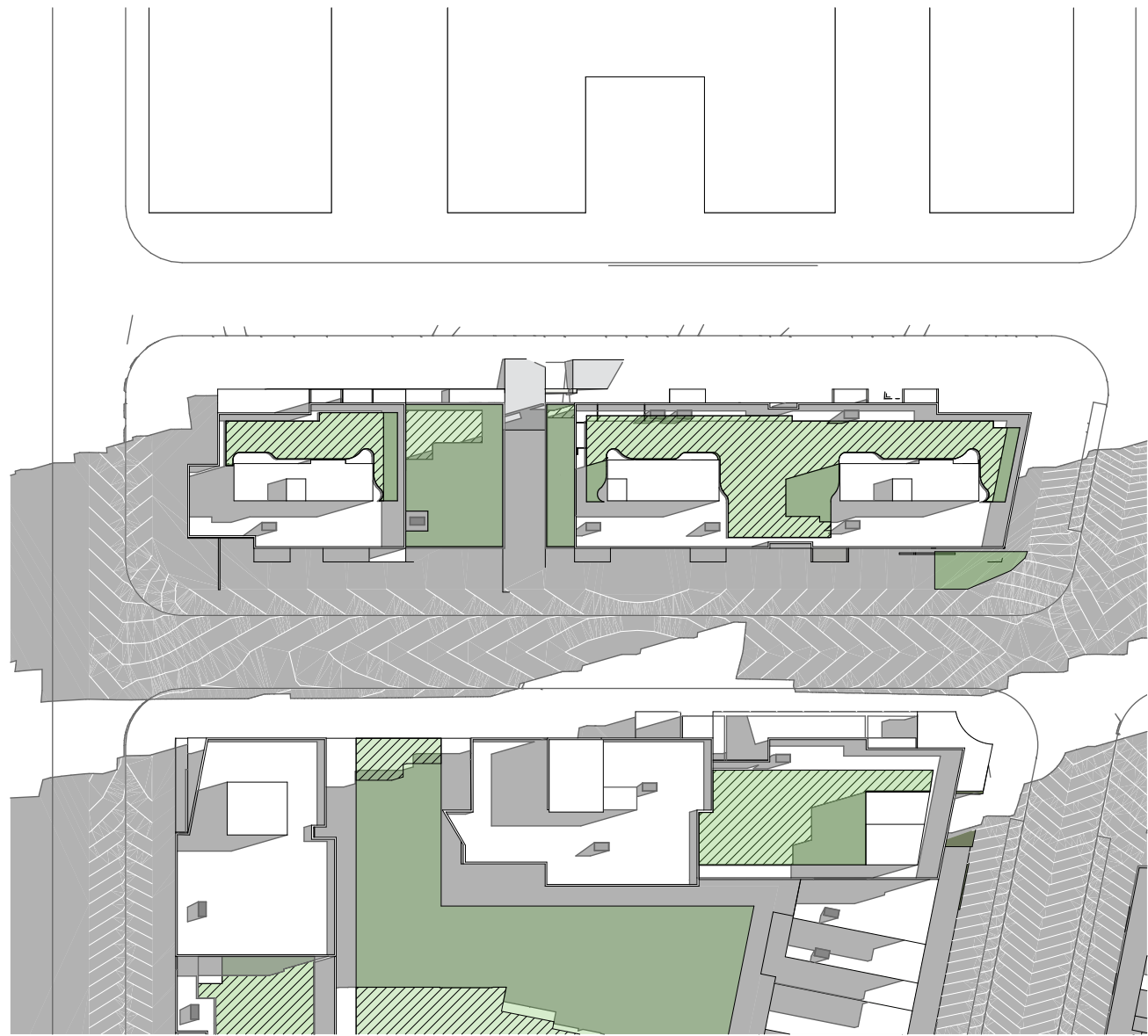
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Rev.	Date	Approved by	Revision Notes

Scale	1:1000 @A1, 50% @A3	Project No.	15021	Drawn by	JM/JL	North
Status	DA	Issue No.	DA-CP-760-010	Rev	04	

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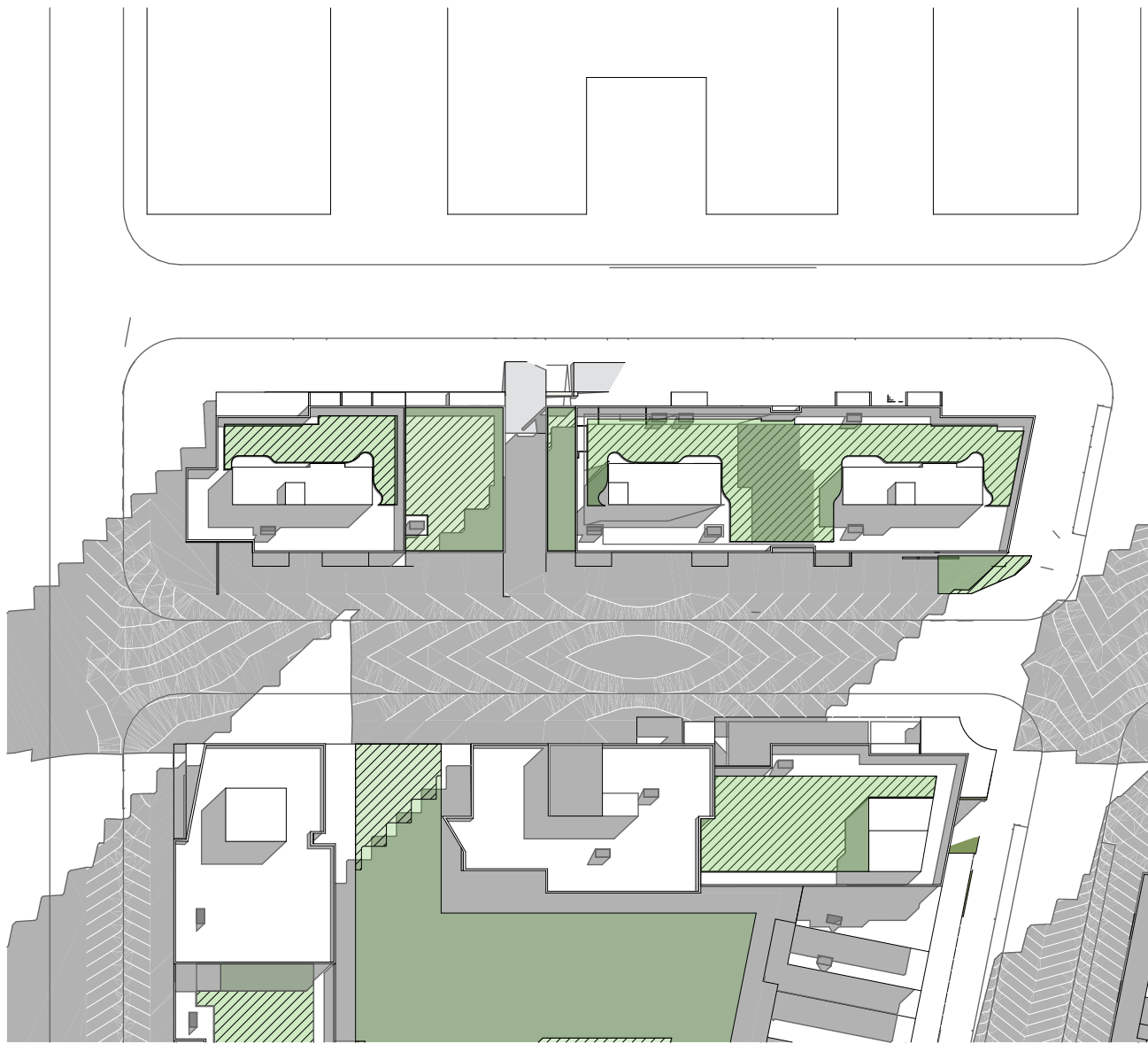
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60%



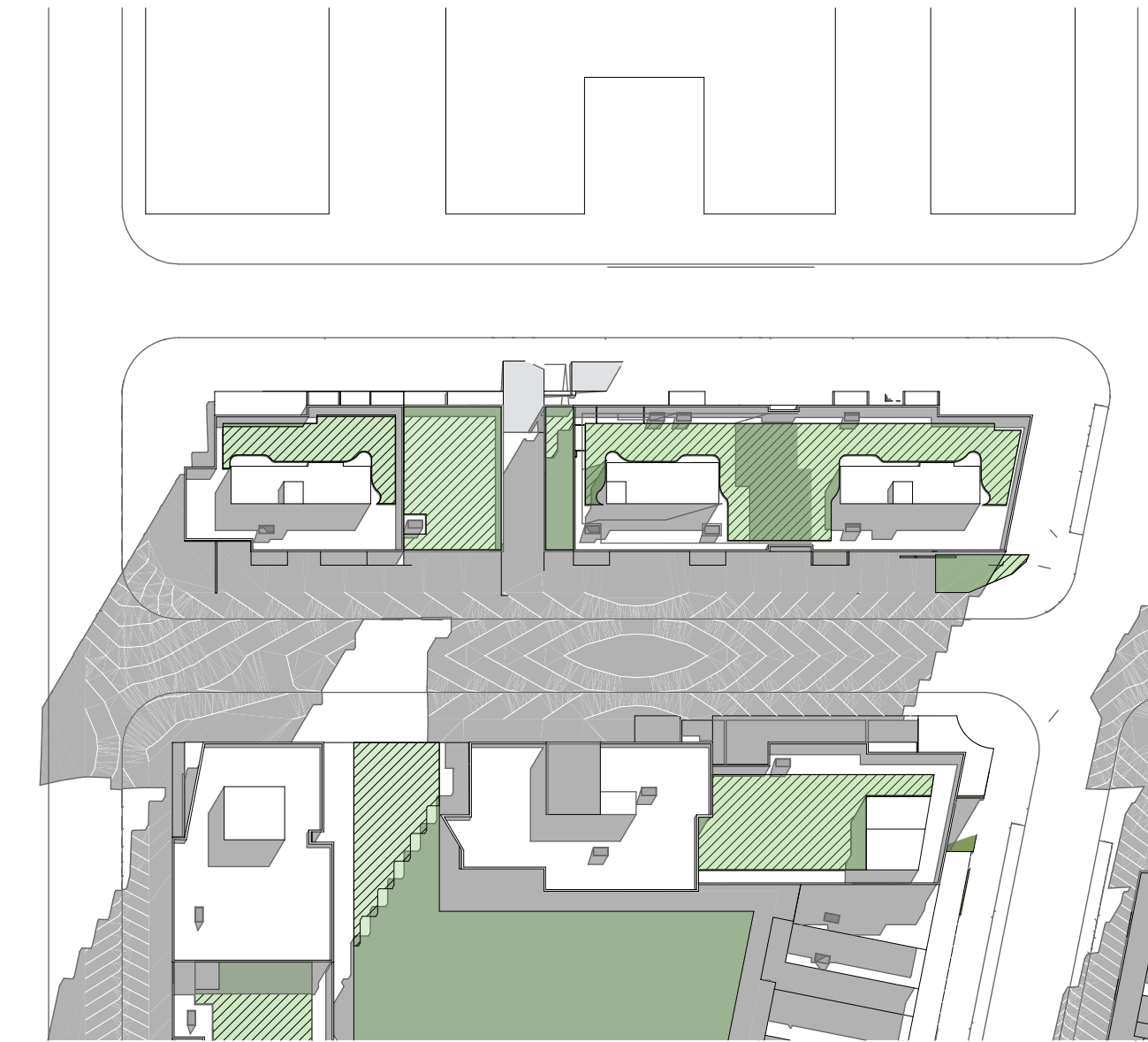
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70%



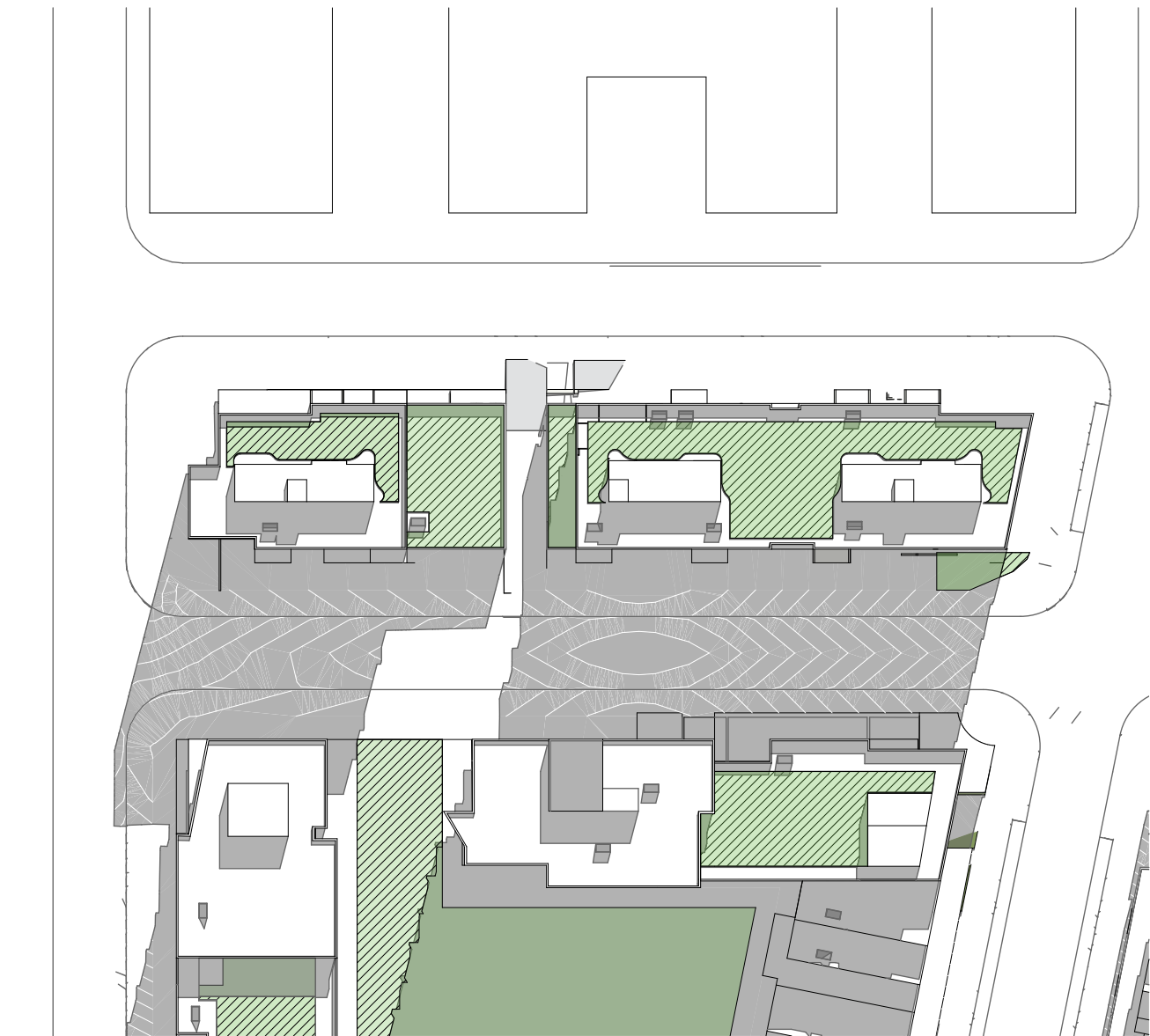
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80%



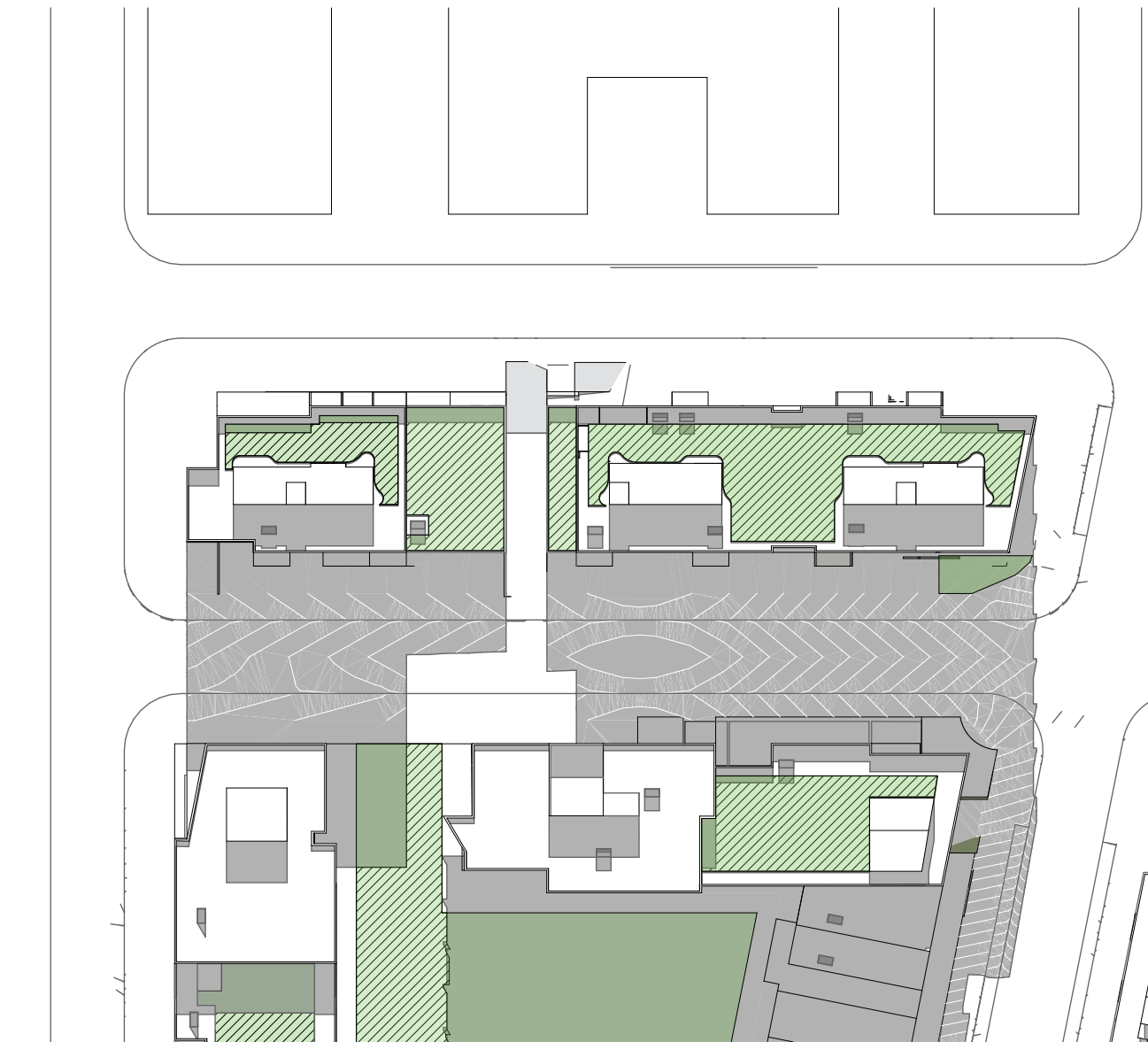
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85%



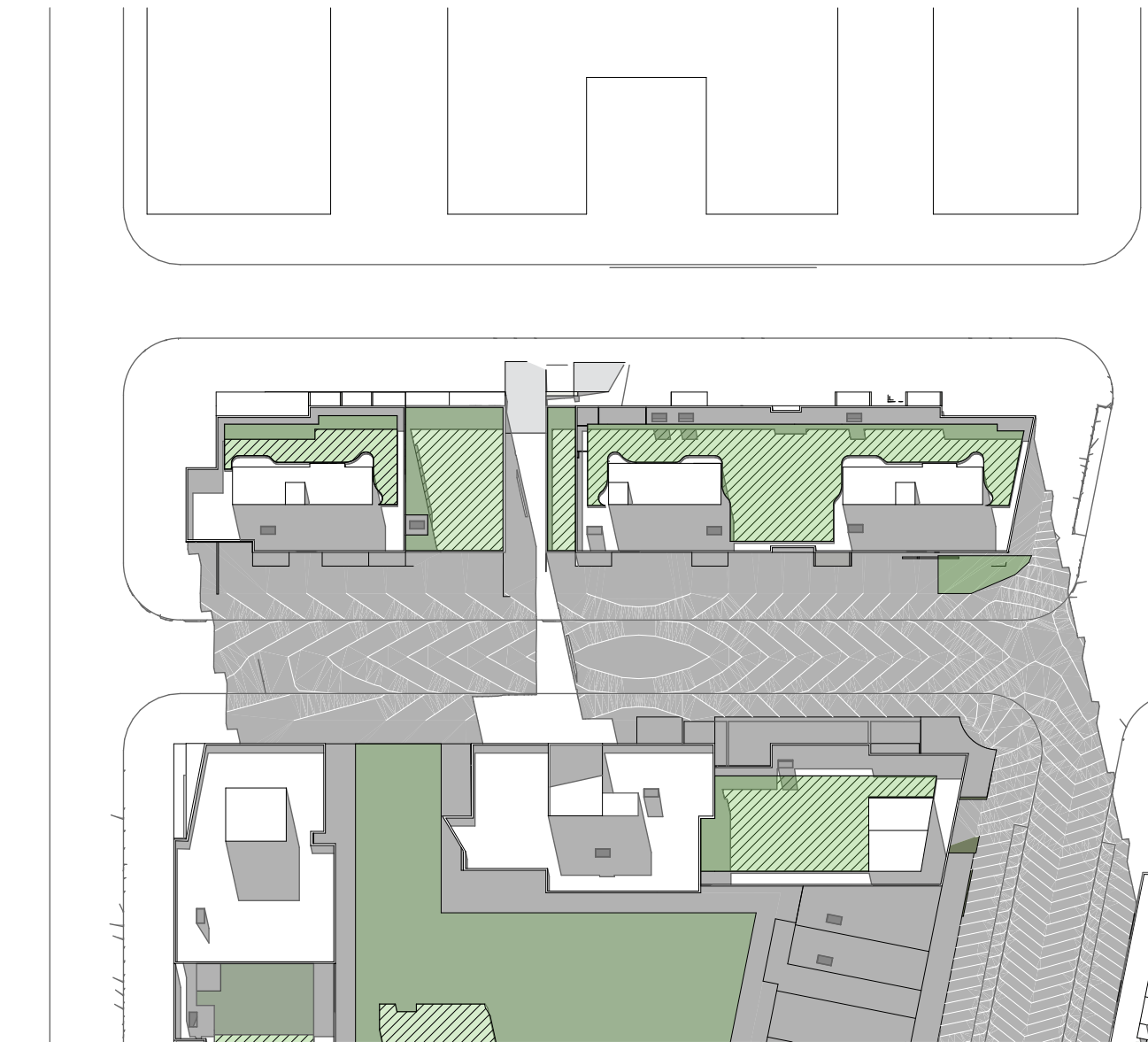
June 21st 1pm

87%



June 21st 2pm

87%



June 21st 3pm

74%

Solar Access to Communal Open Space

ADG Part 3D:

Developments to achieve minimum of 50% direct sunlight to the principle usable part of the communal open space for minimum of 2 hours between 9am to 3pm 21st June (mid winter)

LEGEND

- Communal and Public Open Space
Total Area: 1227 sqm
- Direct Sunlight to the Principle usable part of the Communal and Public Open Space

Communal Open Space

(with reference to the Apartment Design Guide - Objective 3D-1)

Min. Communal Open Space requirement = 1172m² @ 25% of Site Area (4689m²)

Proposed Communal Open Space = 1317m² (28%)

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Phase 1C + 1D

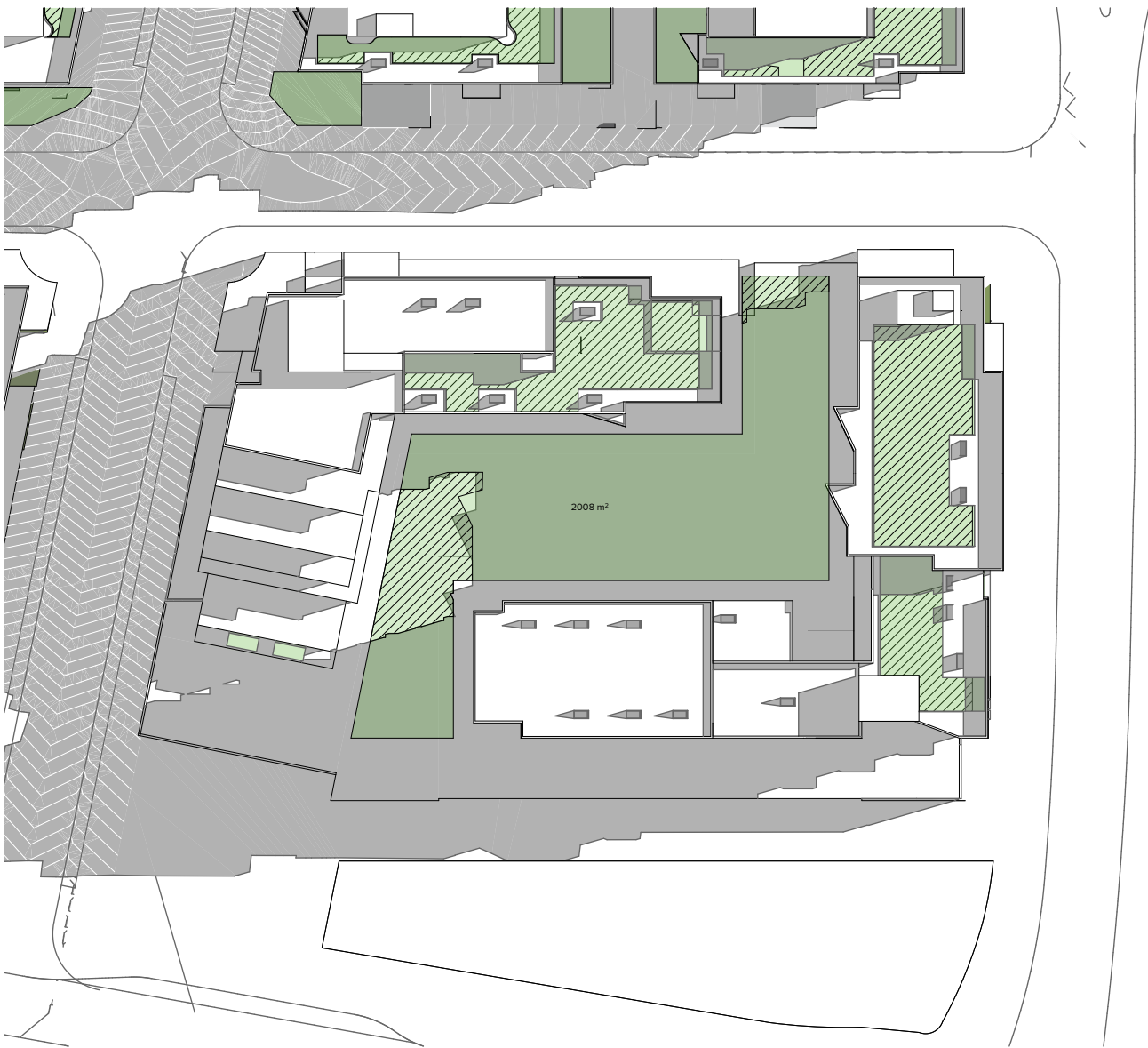
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June 21st 09am

43%



June 21st 10am

52%



June 21st 11am

57%



June 21st 12pm

58%



June 21st 1pm

56%



June 21st 2pm

43%



June 21st 3pm

27%

Solar Access to Communal Open Space

ADG Part 3D:

Developments to achieve minimum of 50% direct sunlight to the principle usable part of the communal open space for minimum of 2 hours between 9am to 3pm 21st June (mid winter)

LEGEND

- Communal and Public Open Space
Total Area: 3135 sqm
- Direct Sunlight to the Principle usable part of the Communal and Public Open Space

Communal Open Space

(with reference to the Apartment Design Guide - Objective 3D-1)

Min. Communal Open Space requirement = 2537m² @ 25% of Site Area (10150m²)

Proposed Communal Open Space = 3135m² (30%)

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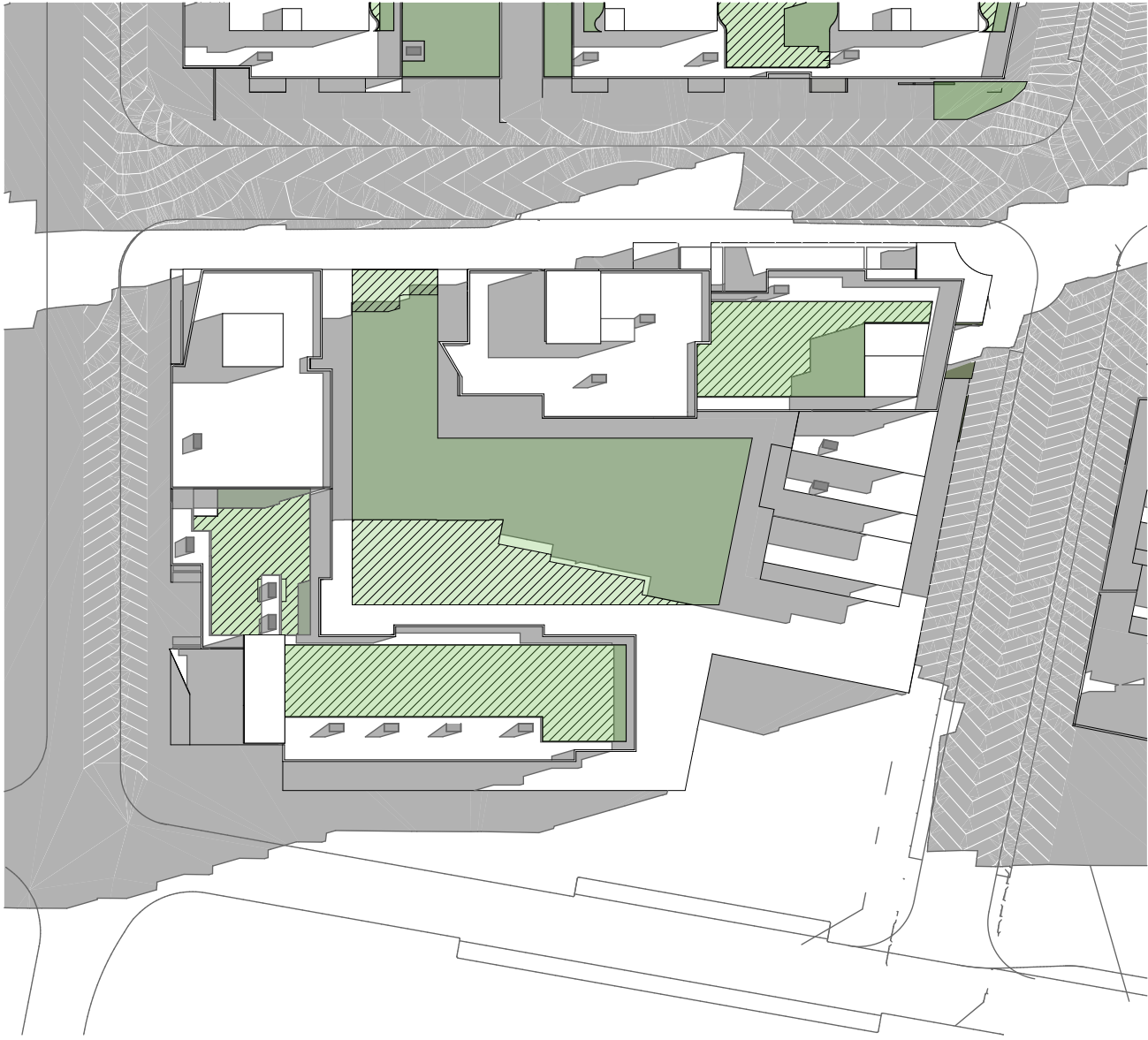
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Drawing Title
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Phase 3A + 3B

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June 21st 09am

54%



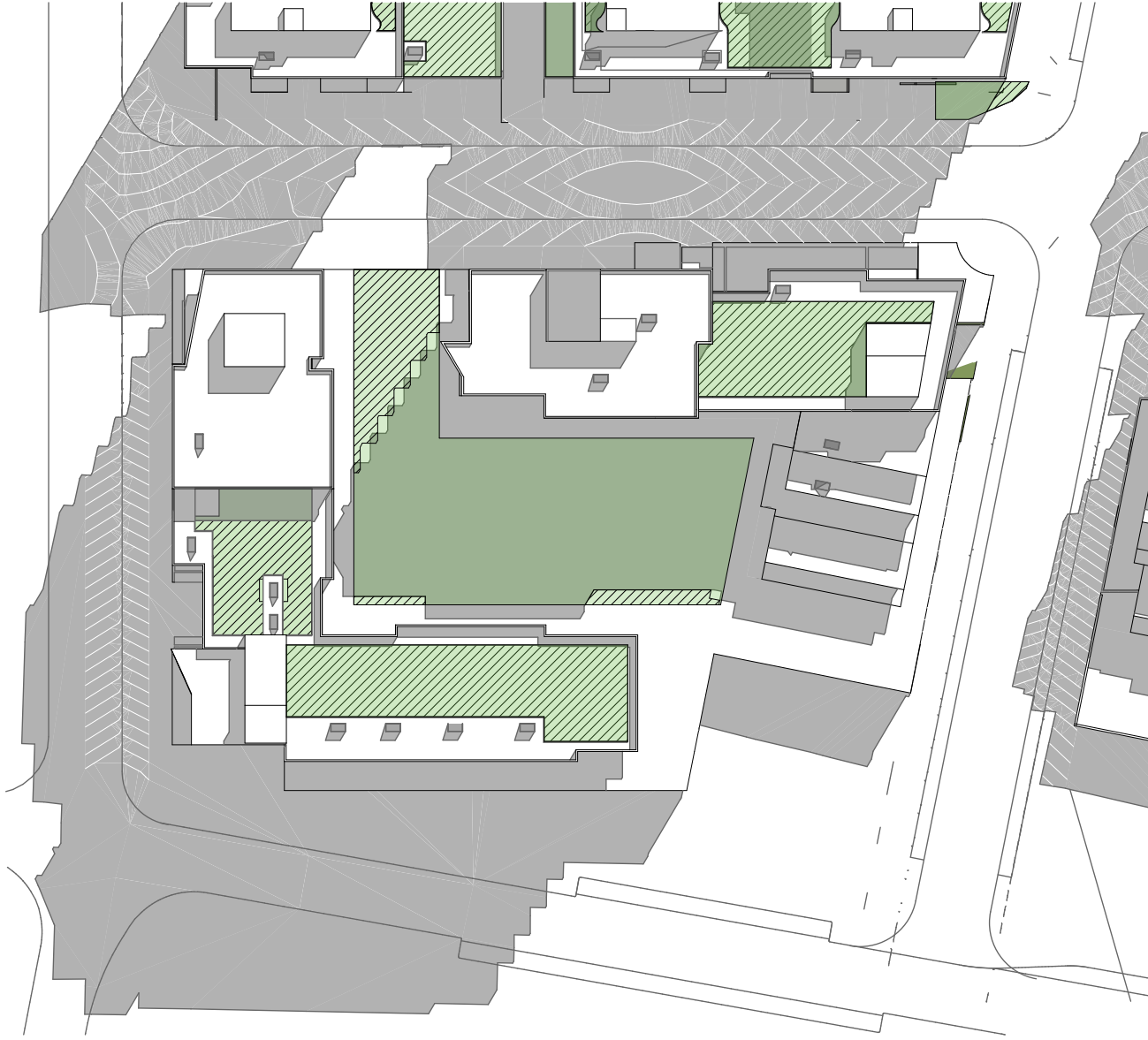
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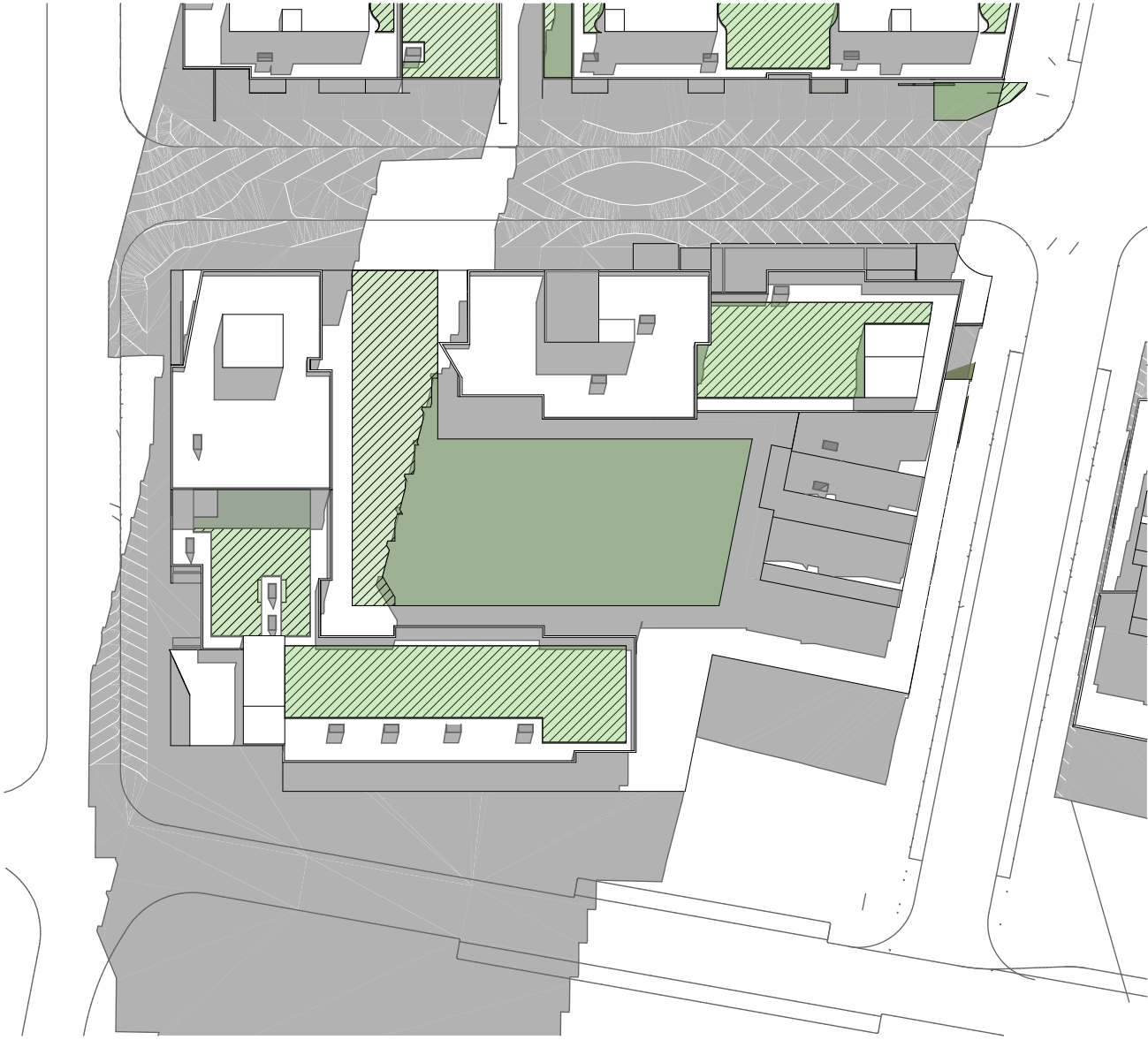
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52%



June 21st 12pm

50%



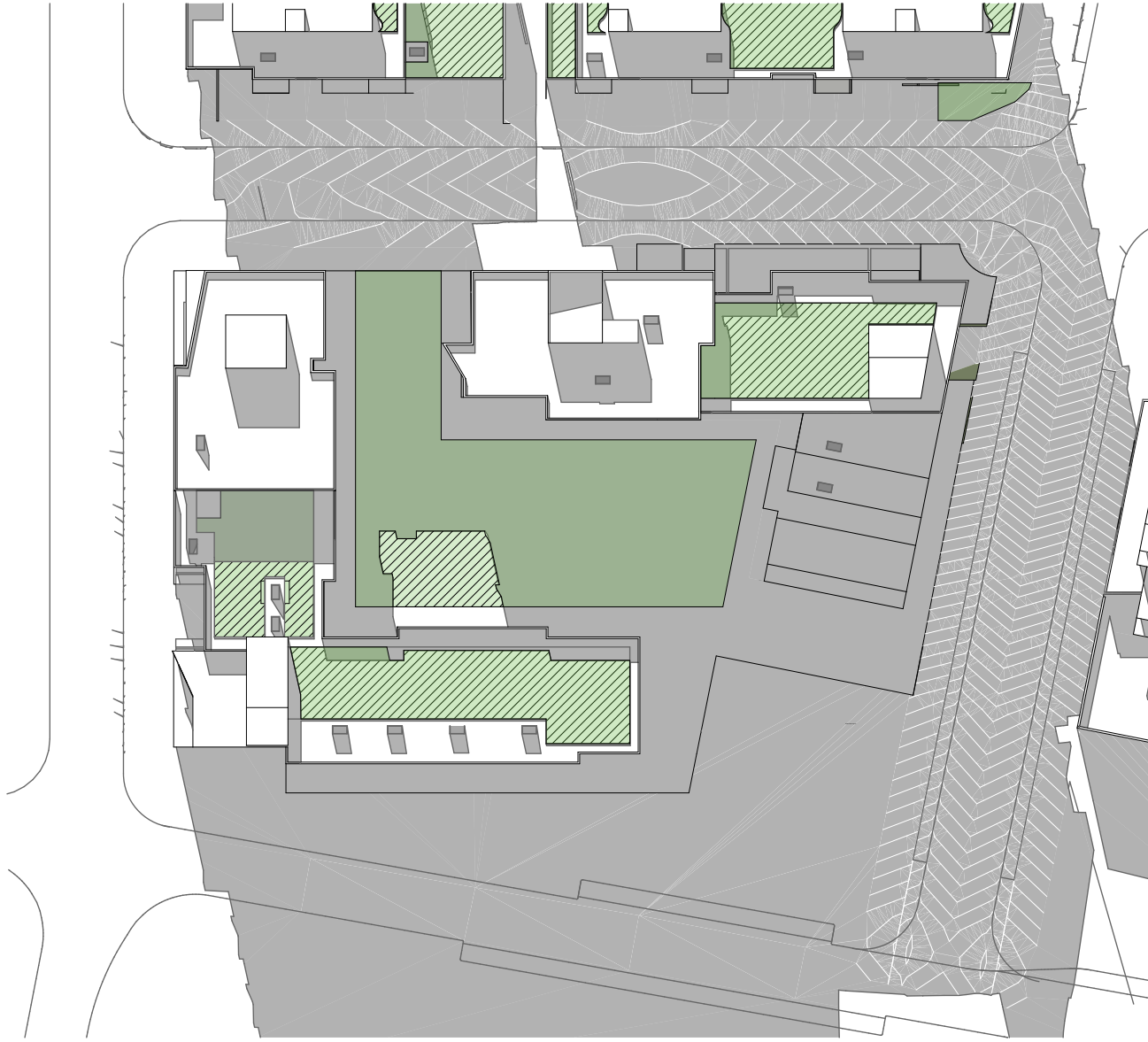
June 21st 1pm

55%



June 21st 2pm

55%



June 21st 3pm

39%

Solar Access to Communal Open Space

ADG Part 3D:

Developments to achieve minimum of 50% direct sunlight to the principle usable part of the communal open space for minimum of 2 hours between 9am to 3pm 21st June (mid winter)

LEGEND

- Communal and Public Open Space
Total Area: 3004 sqm
- Direct Sunlight to the Principle usable part of the Communal and Public Open Space

Communal Open Space

(with reference to the Apartment Design Guide - Objective 3D-1)

Min. Communal Open Space requirement = 2305m² @ 25% of Site Area (9220m²)

Proposed Communal Open Space = 3004m² (32%)

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Restifa & Partners
302/123 Walker Street North Sydney NSW 2060

DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect Nicholas Turner 6595, ABN 86 064 084 991

Project Title
Cudgong Town Centre "The Rouse"
43 - 53 Cudgong Road, Rouse Hill, NSW 2850
Concept Proposal
Drawing Title
Communal Open Space Solar Access
Phase 4A + 4B

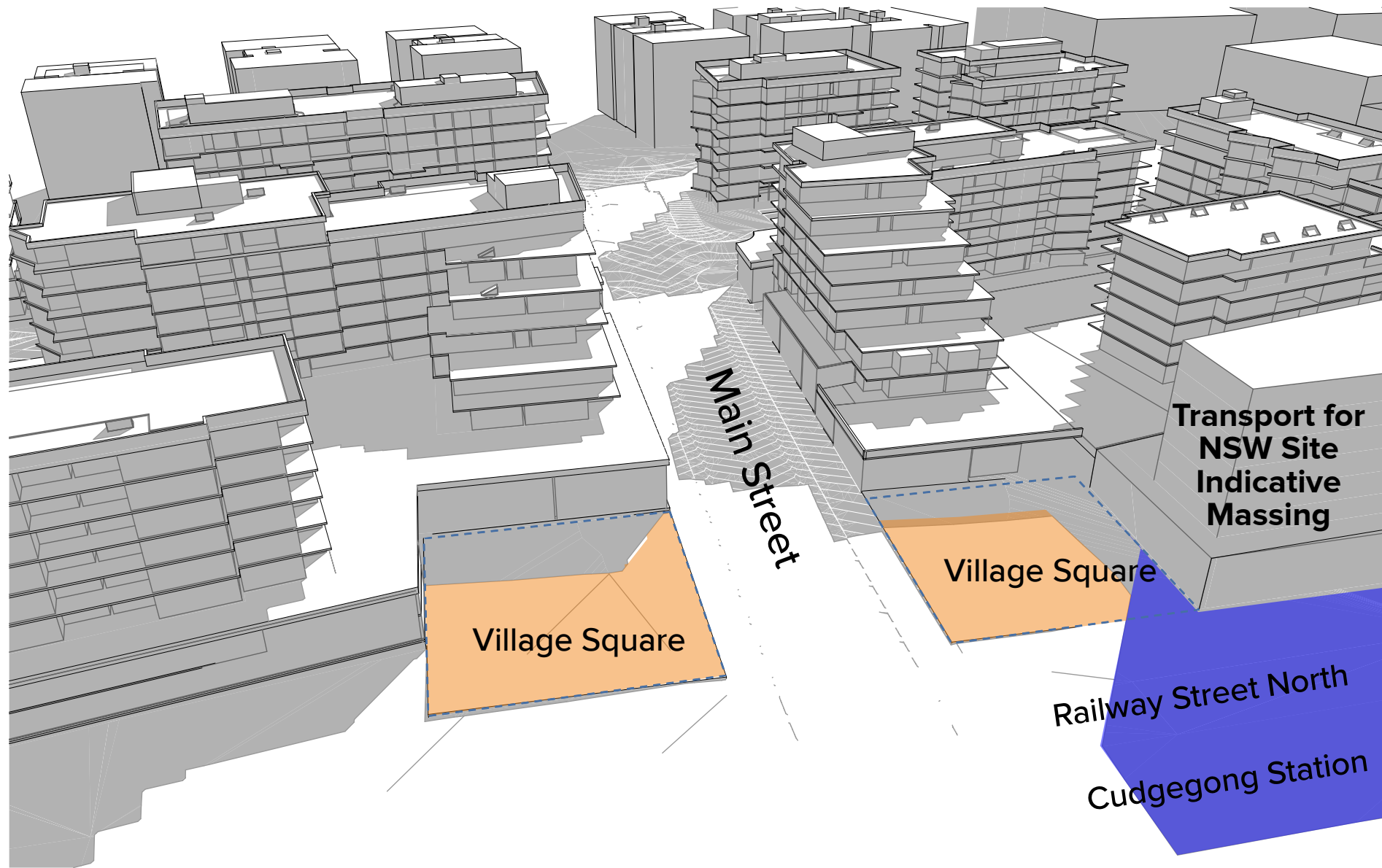
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03	26.02.19	DS	Amended DA Submission
02	13.12.18	DS	S34 Update
01	30.05.17	DS	Issue for DA Submission
Rev.	Date	Approved by	Revision Notes

Scale	1:1000 @A1, 50% @A3	Project No.	15021	Drawn by	JM/JL	North
Status	DA	DA-CP-760-040	Rev	04		

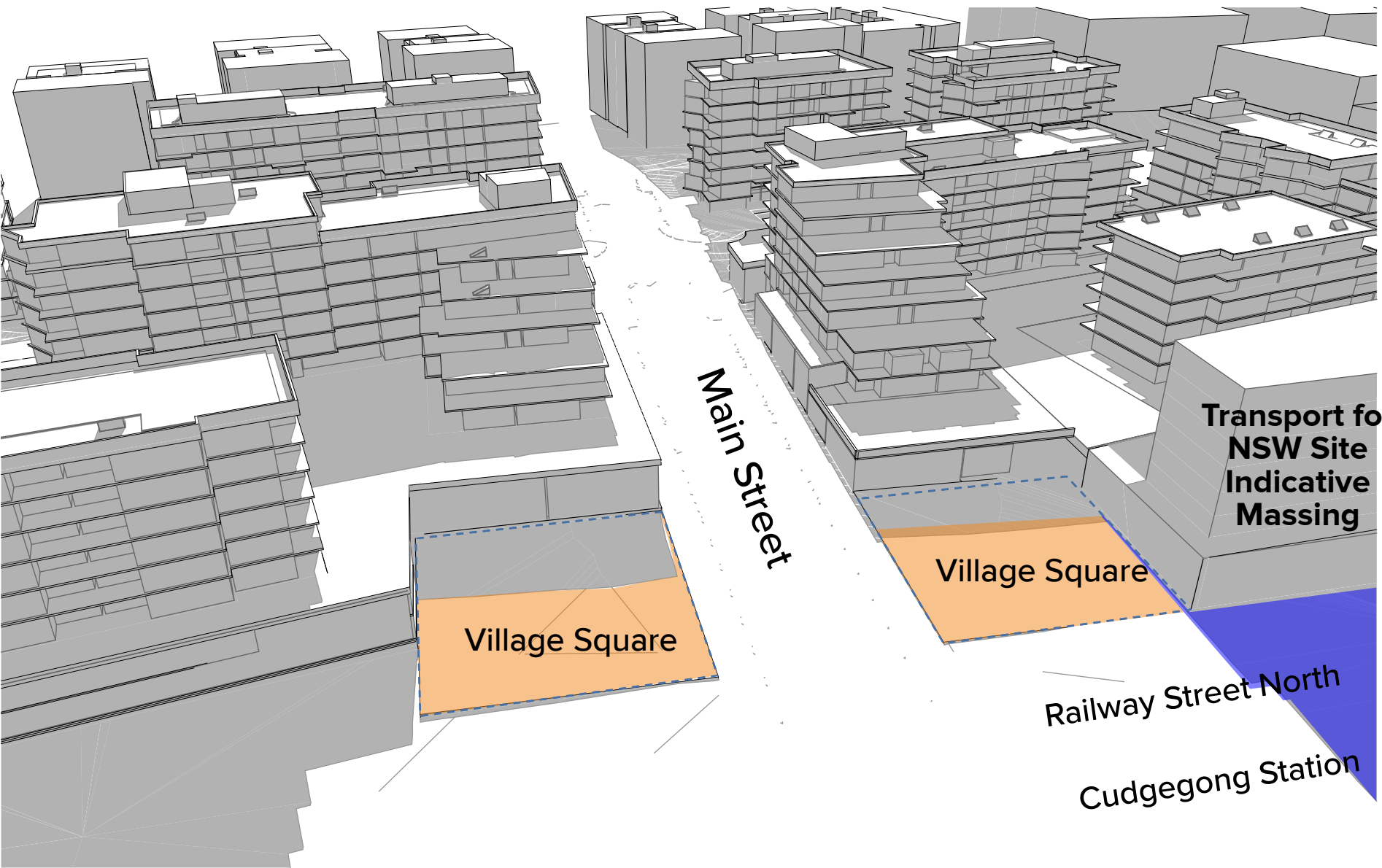
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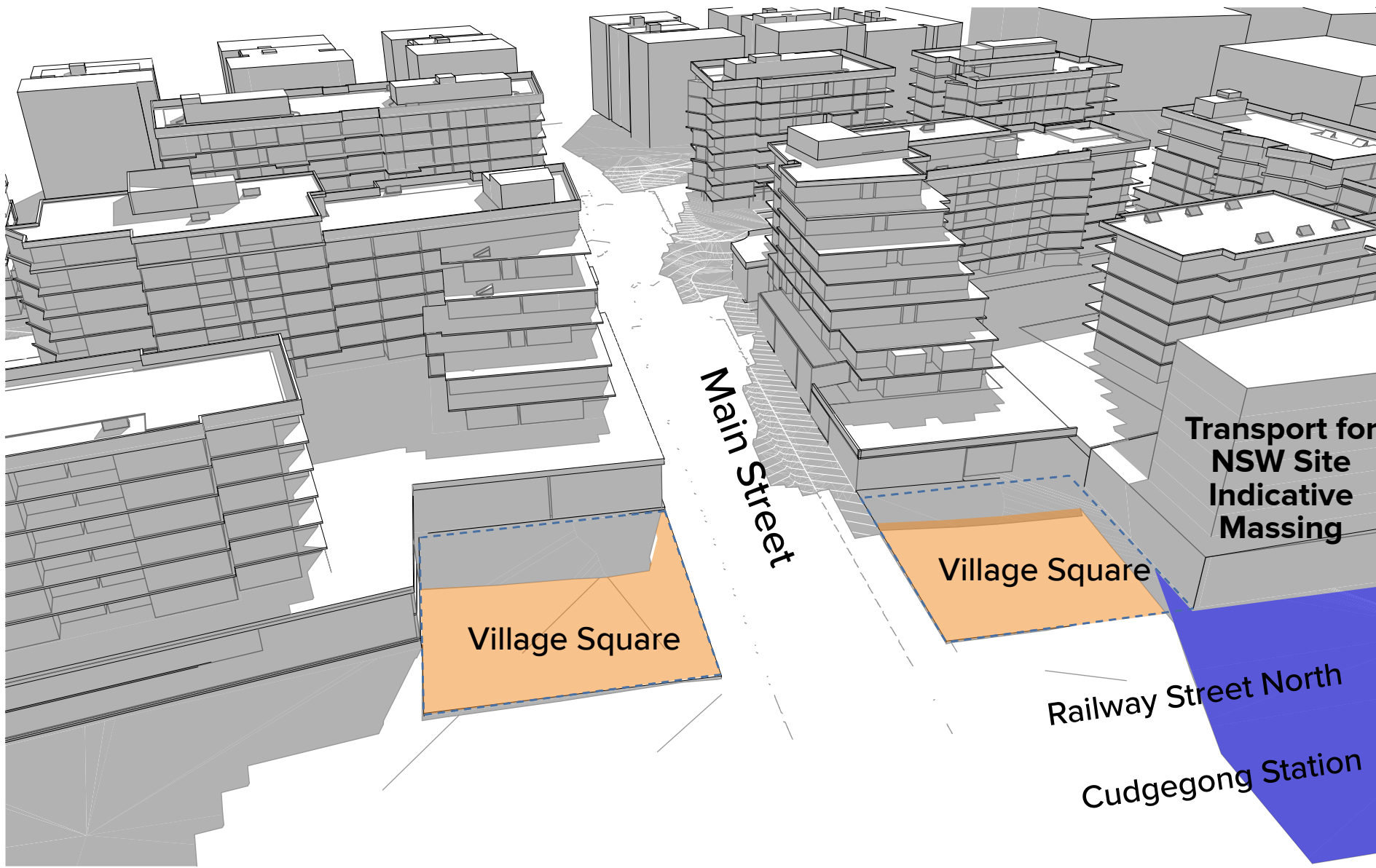
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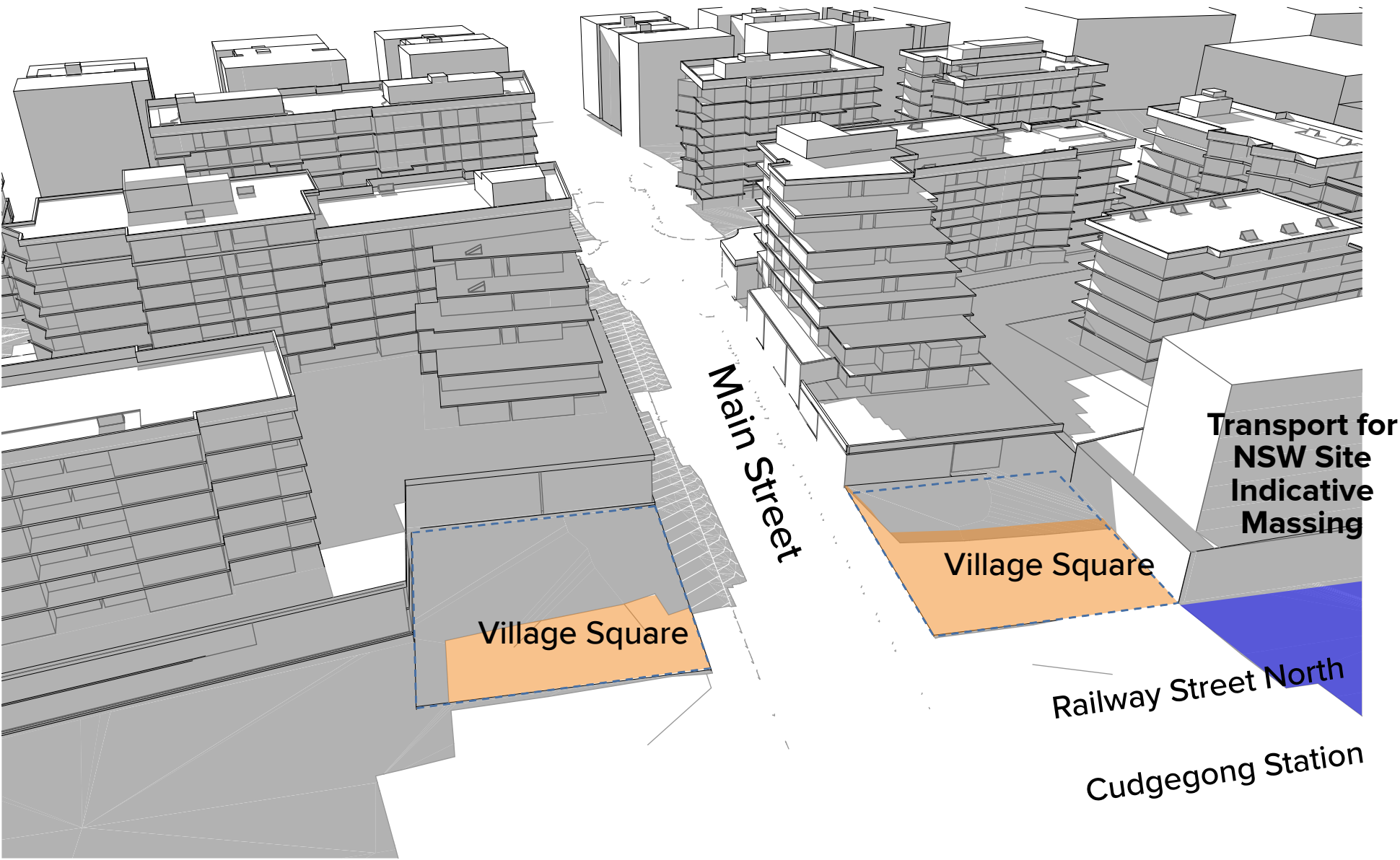
June 21st 11am
Percentage of Village Square
in Sunlight at 11am
64%



June 21st 1pm
Percentage of Village Square
in Sunlight at 1pm
62%



June 21st 12pm
Percentage of Village Square
in Sunlight at 12pm
65%



June 21st 2pm
Percentage of Village Square
in Sunlight at 2pm
50%

Legend

Sunlight to Village Square

Transport for NSW Site Shadow

DCP Reference
Blacktown City Council Growth Centre Precincts
Development Control Plan 2010

Part 5 Section 5.2.1 Streetscapes and
Architectural Design

Controls - Solar Access and weather
protection

1. Parks and Plazas are to receive
sunlight on a minimum 50% of their
site area between 11am and 2pm on
June 21st.

The proposed massing achieves the
DCP Objectives with providing a
minimum of 50% of the Town squares
site area to receive sunlight from 11am
and 2pm.
The proposal also provides an
additional 1 hour from 9am to 10am
receiving above the minimum 50%
requirement.

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Nominated Architect Nicholas Turner 6595, ABN 85 064 084 991

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03	27.02.19	DS	Amended DA Submission
02	13.12.18	DS	S34 Update
01	30.05.17	DS	Issue for DA Submission
Rev.	Date	Approved by	Revision Notes

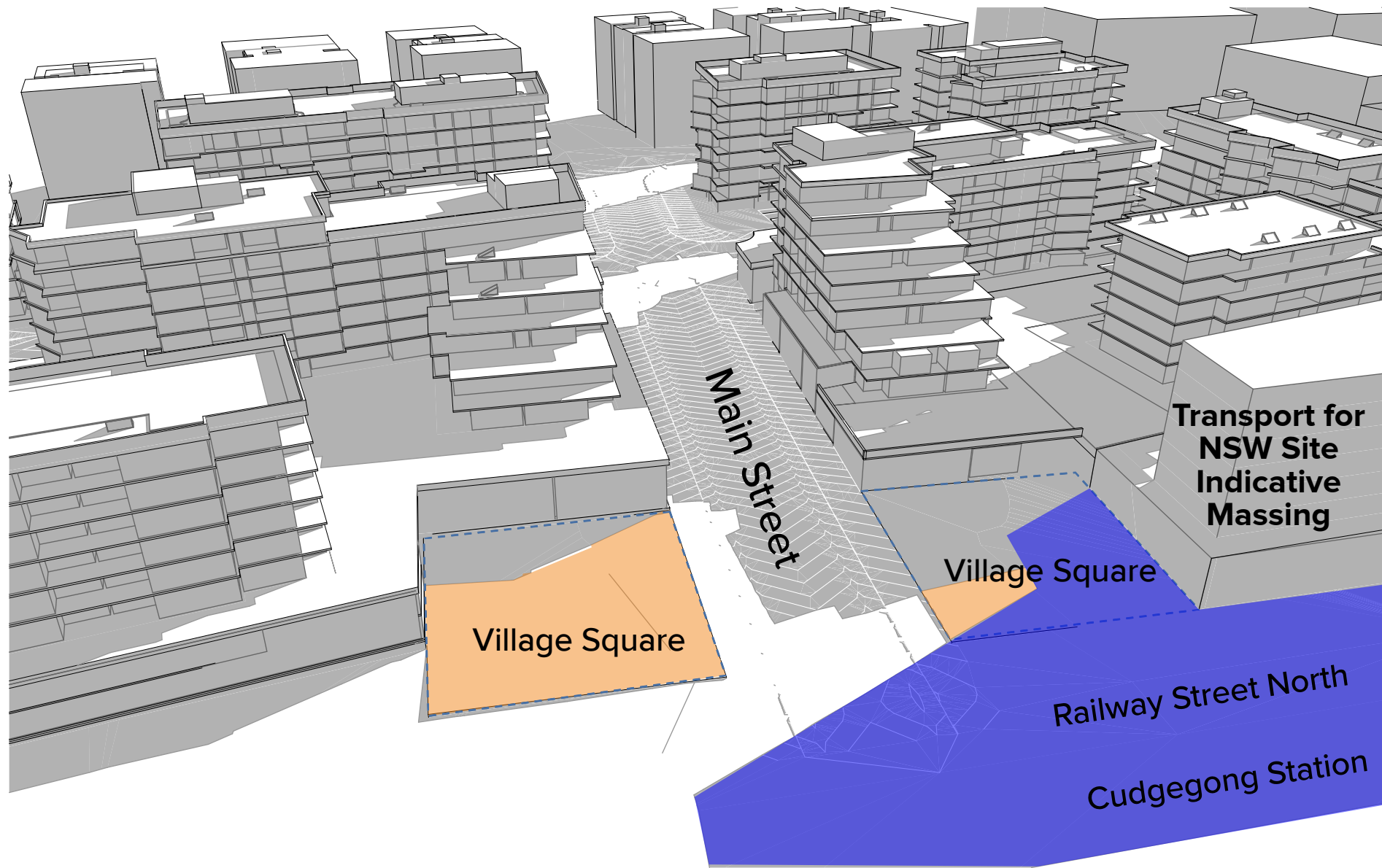
Project Title
Cudgegong Town Centre "The Rouse"
43 - 53 Cudgegong Road, Rouse Hill, NSW 2850
Concept Proposal

Drawing Title
Solar Access Village Square + East West Street
Solar Access to Village Square

Scale	Project No.	Drawn by	North
@A1, 50% @A3	15021	JM/JL	
Status	Drawn No.	Rev	
DA	DA-CP-770-010	04	

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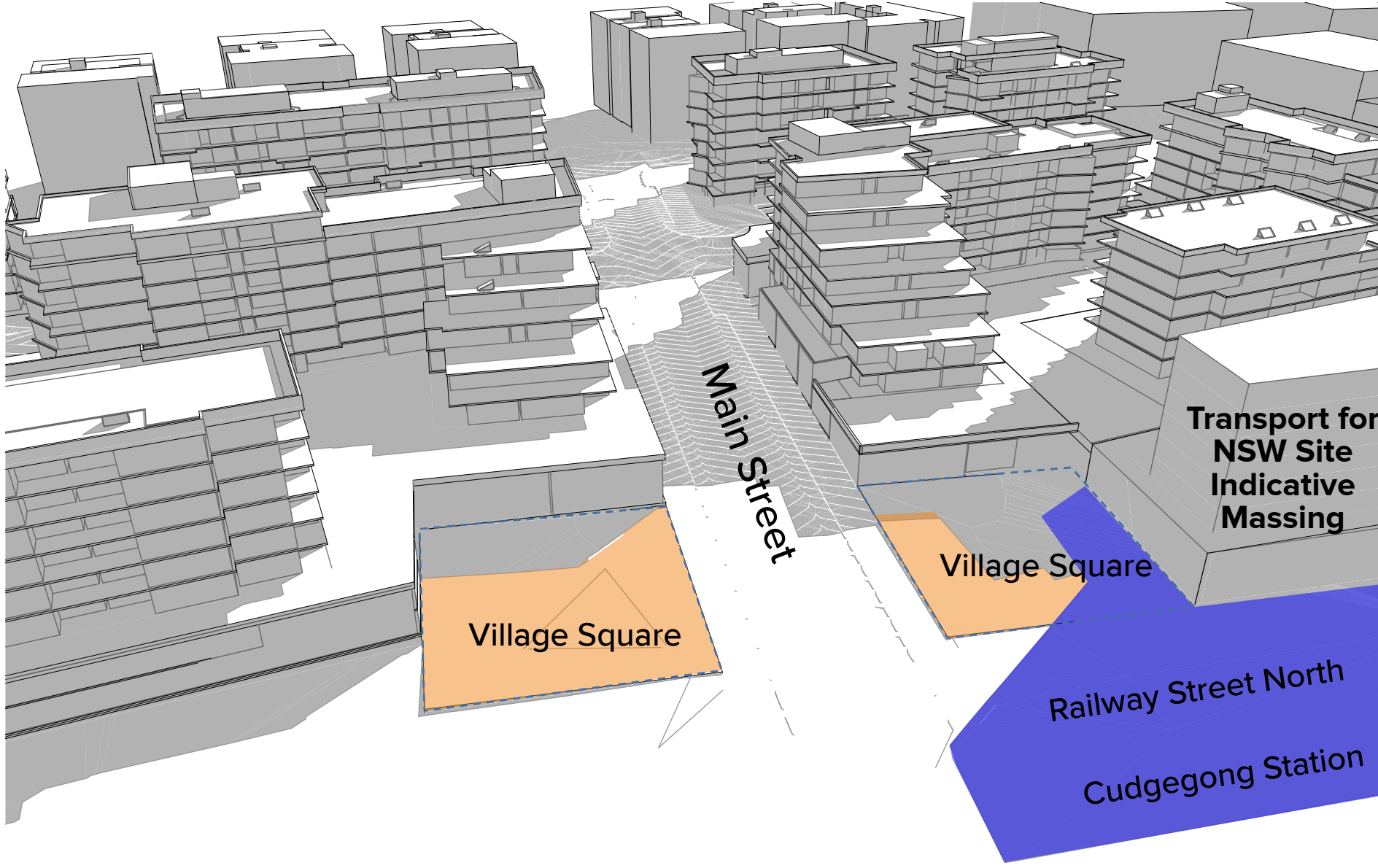
- Legend
- Sunlight to Village Square

Transport for NSW Site Shadow

The proposal also provides an additional 1 hour between 9am to 10am receiving above the minimum 50% requirement.

June 21st 9am
Percentage of Village Square
in Sunlight at 9am
57%

Additional Time



June 21st 10am
Percentage of Village Square
in Sunlight at 10am
59%

Additional Time

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03	27.02.19	DS	Amended DA Submission
02	13.12.18	DS	S34 Update
01	30.05.17	DS	Issue for DA Submission
Rev.	Date	Approved by	Revision Notes

Scale	Project No.	Drawn by	North
@A1, 50% @A3	15021	JM/JL	
Status	DA-CP-770-011	Rev	04

Project Title
Cudgegong Town Centre "The Rouse"
43 - 53 Cudgegong Road, Rouse Hill, NSW 2850
Concept Proposal

Drawing Title
Solar Access Village Square + East West Street

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June 21st 09am



June 21st 10am

Solar Access to East - West Street

Blacktown DCP provisions (Part 5 Section 5.1)

Building envelopes are to allow for east-west streets to receive 1 hour of sunlight between 9am-3pm on June 21st on a minimum of 50% of the southern footpaths.

Total Path Indicative Area: 515 m²

9am : 498m² (26%)
10am : 316m² (61%)

LEGEND

 SOLAR TO EAST - WEST STREET

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Nominated Architect Nicholas Turner 6595, ABN 86 064 084 991

Project Title
Cudgong Town Centre "The Rouse"
43 - 53 Cudgong Road, Rouse Hill, NSW 2850
Concept Proposal
Drawing Title
Solar Access Village Square + East West Street

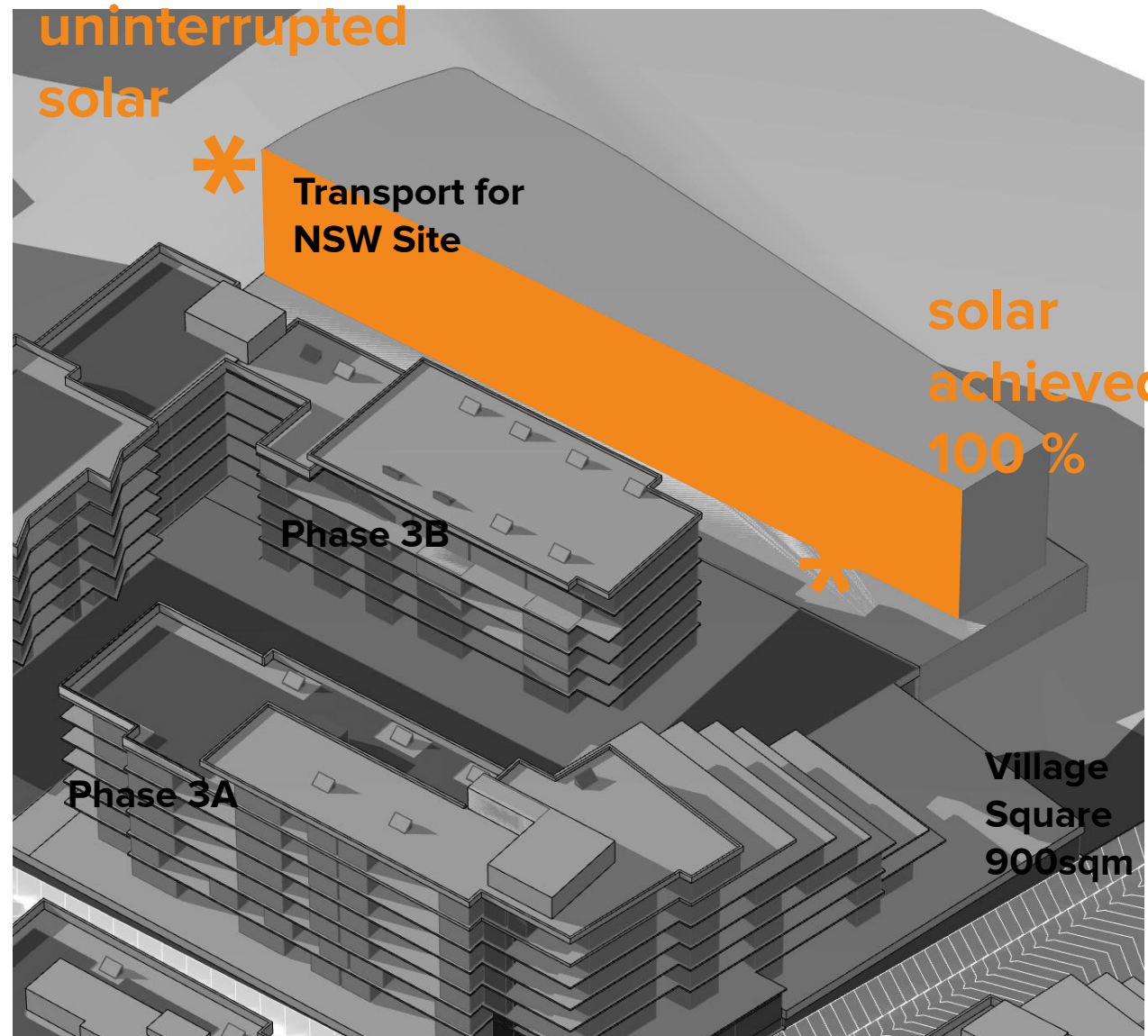
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03	27.02.19	DS	Amended DA Submission
02	13.12.18	DS	S34 Update
01	30.05.17	DS	Issue for DA Submission
Rev.	Date	Approved by	Revision Notes

Scale	1:1000 @A1, 50% @A3	Project No.	15021	Drawn by	JM/JL	North	↗
Status	DA	DA-CP-770-020	Rev	04			

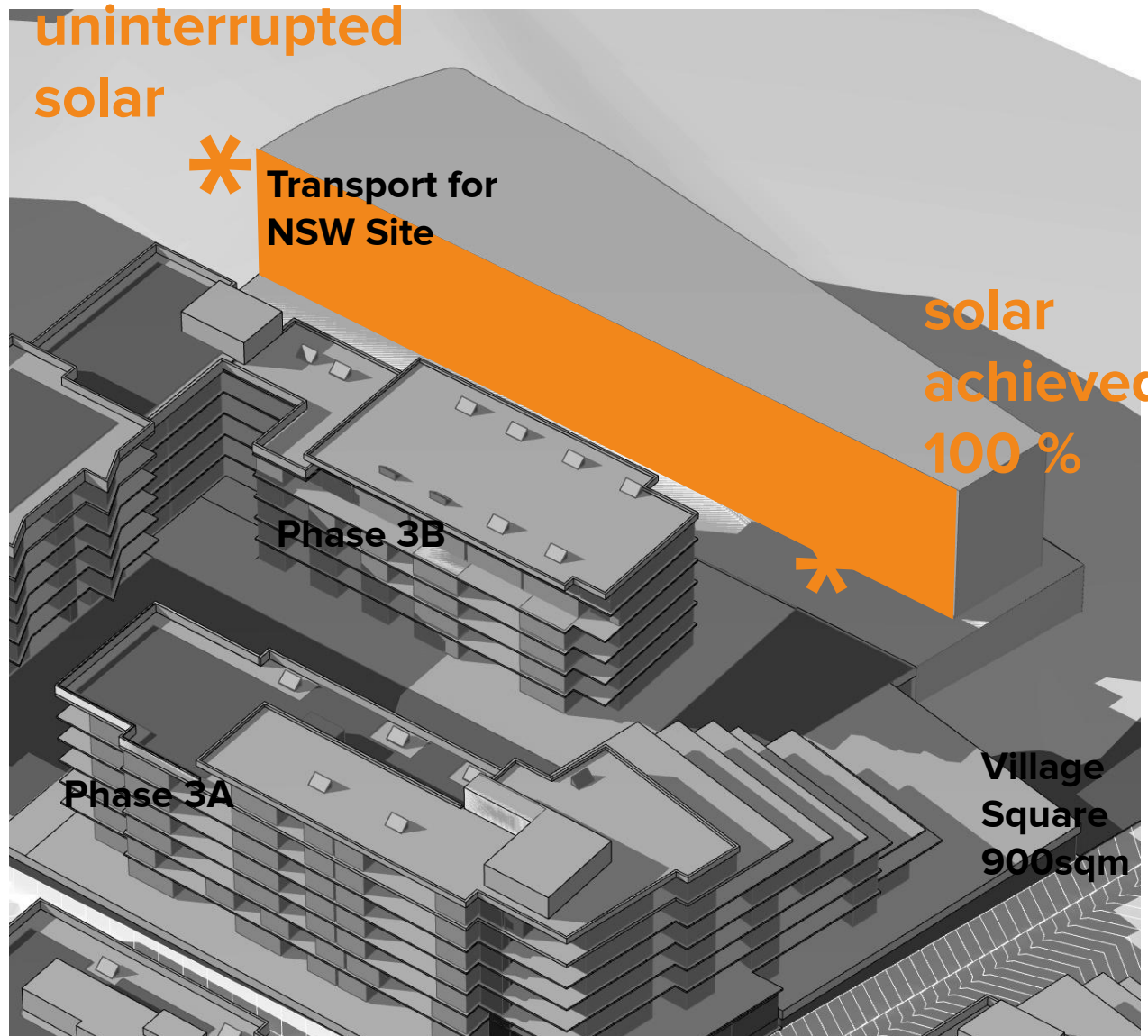
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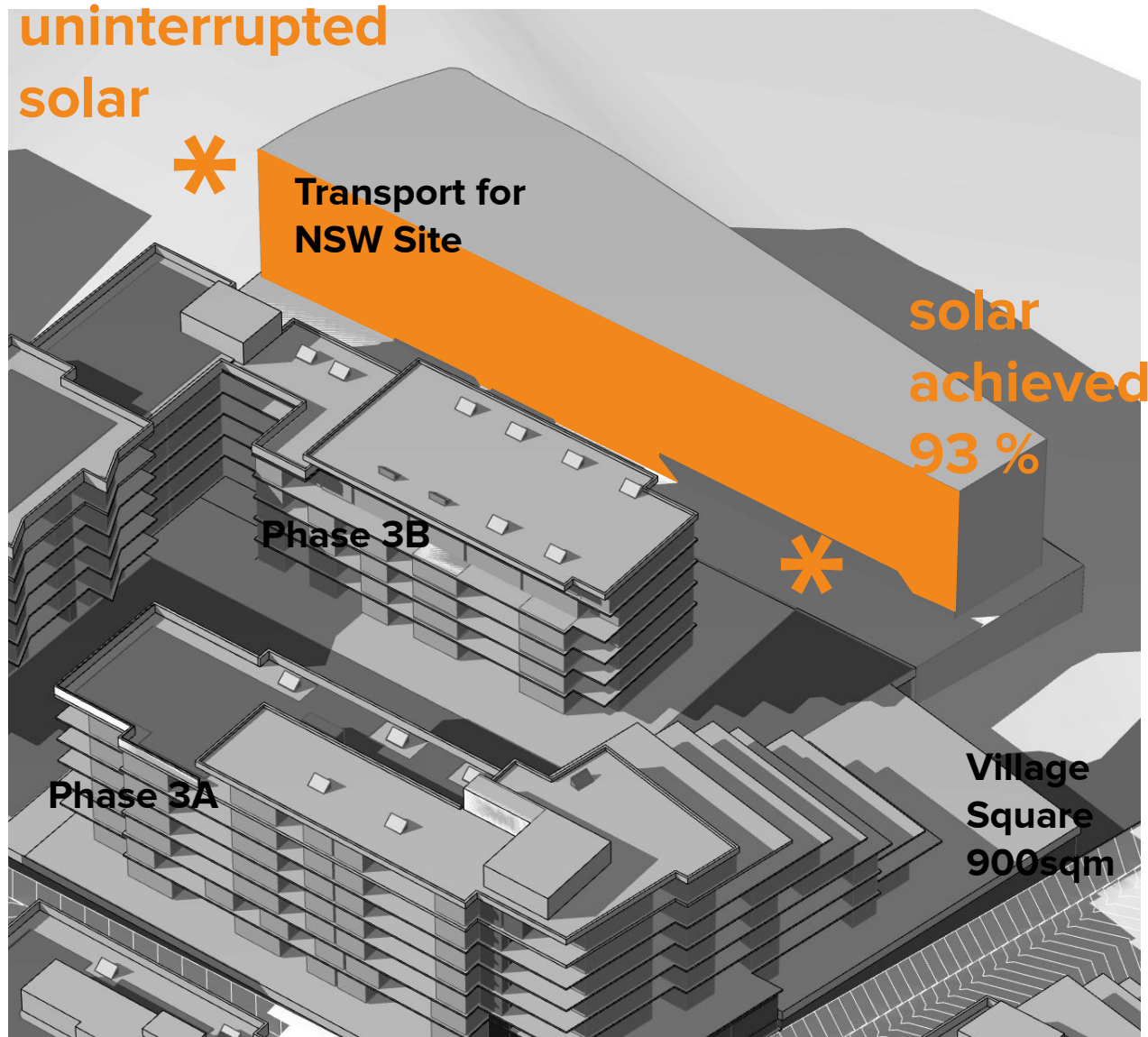
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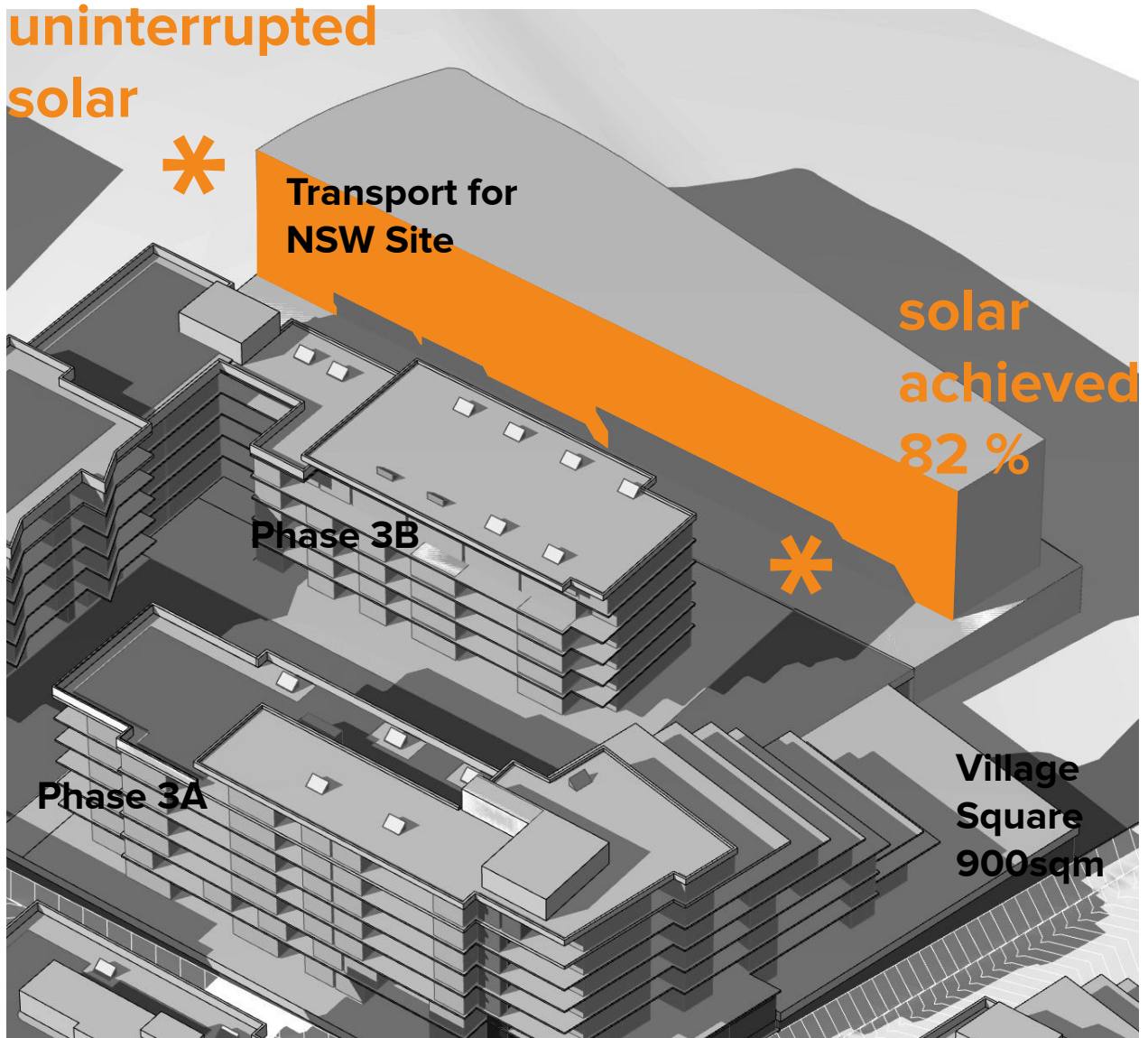
June 21st _ 9am



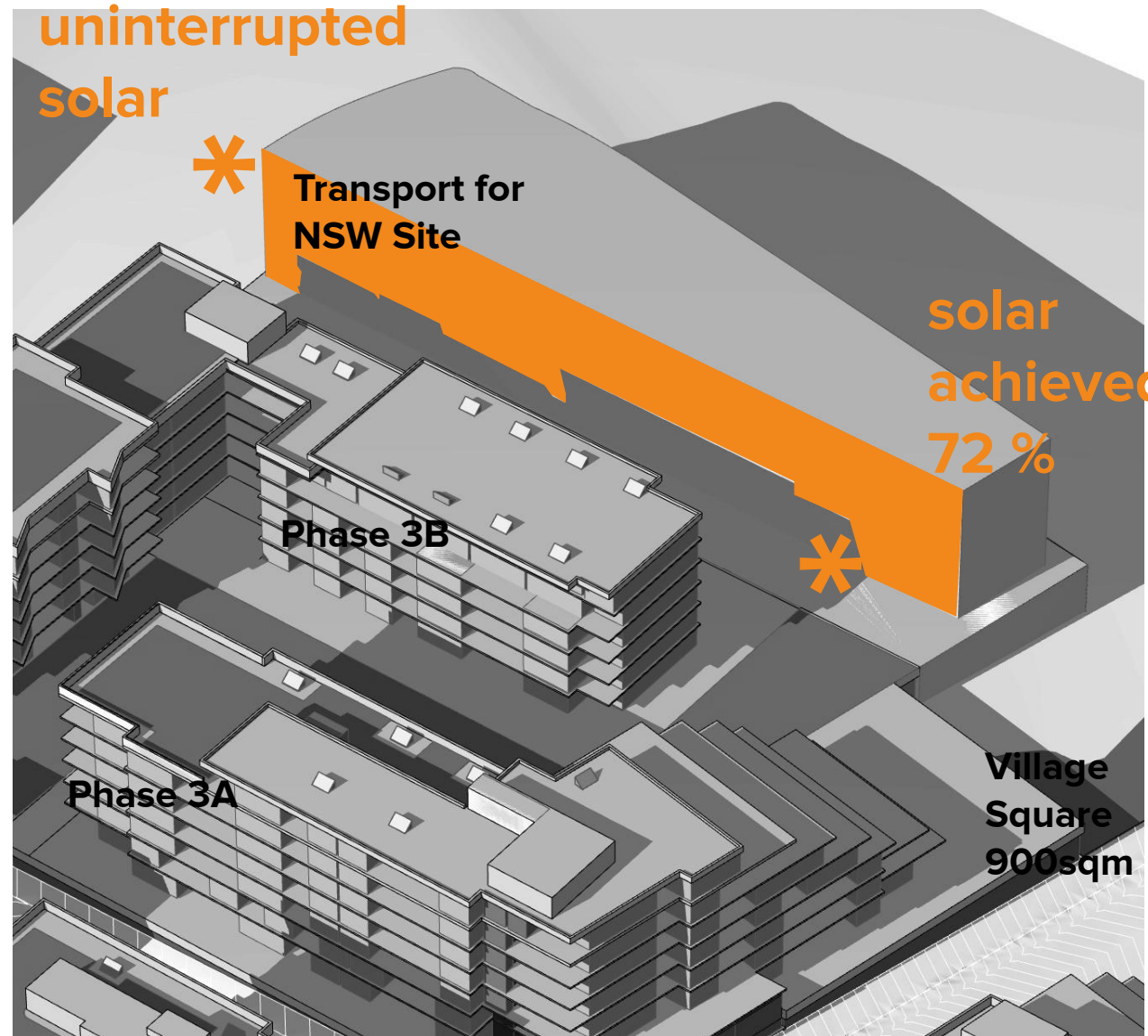
June 21st _ 10am



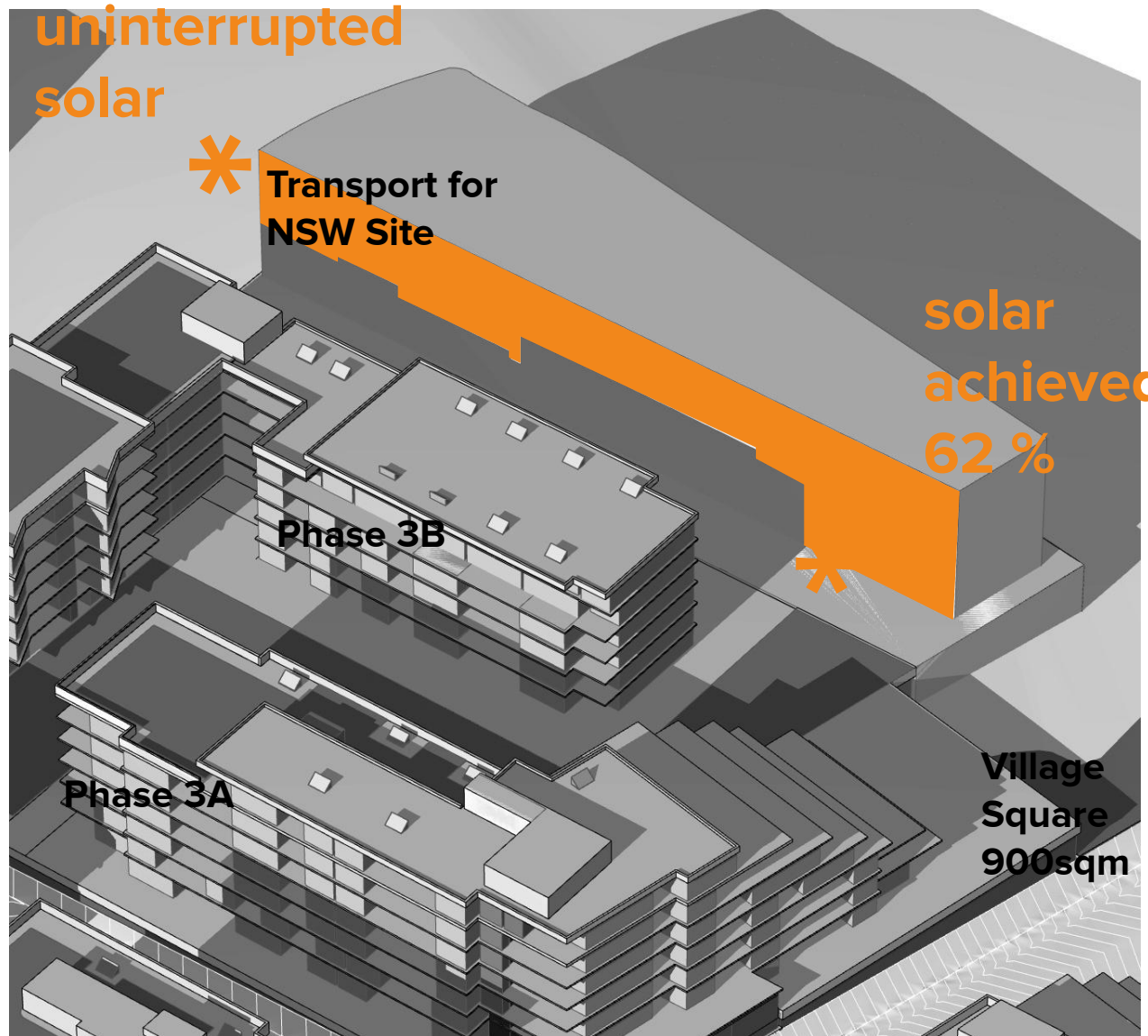
June 21st _ 11am



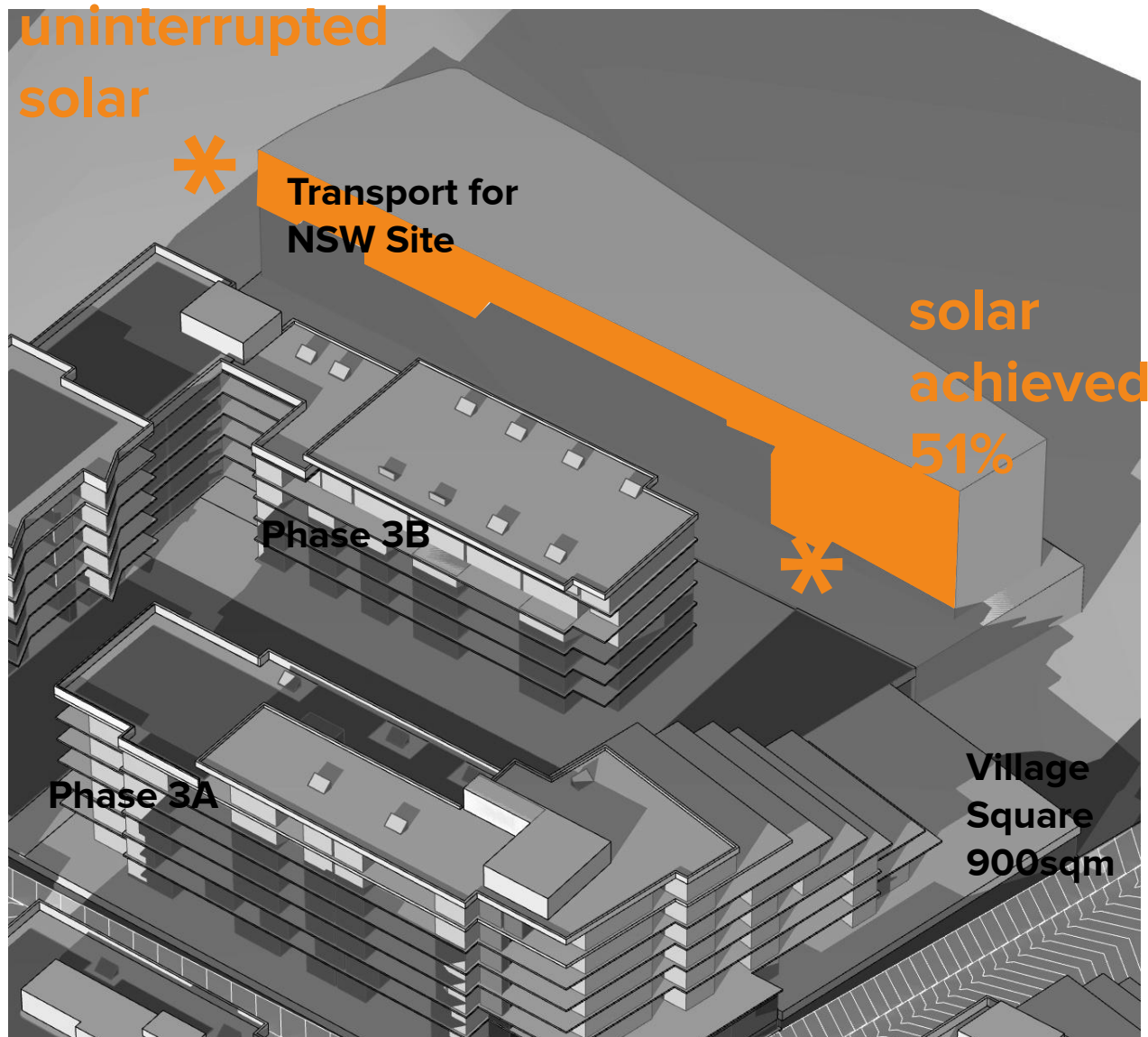
June 21st _ 12pm



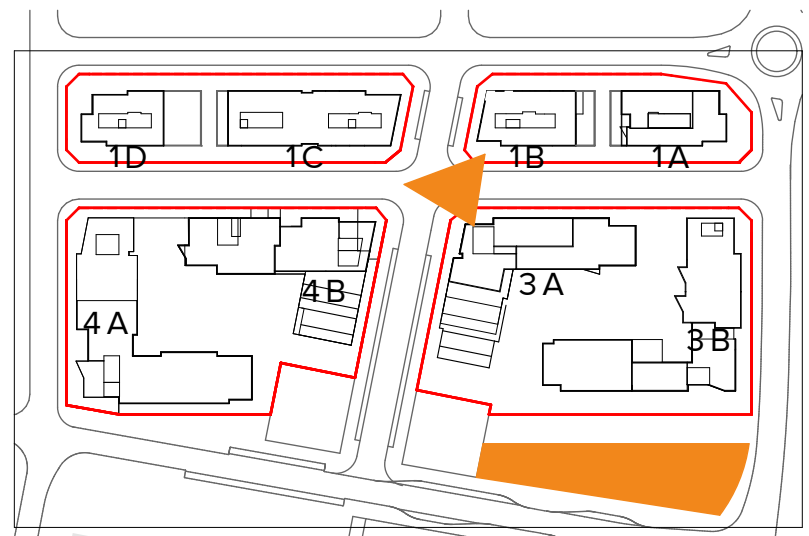
June 21st _ 1pm



June 21st _ 2pm



June 21st _ 3pm



✱ The Concept proposal for Stage 2 considers the neighbouring site, providing a 9m minimum setback to the boundary consistent with ADG guidelines. The sun analysis shows that the adjoining property receives a min two hours to a majority of the facade from 9am to 2pm.

Matters:
 Transport for NSW
 Interface Issues - Point 4. Solar Access to Adjoining land

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 Notified Architect Nicholas Turner 6595, ABN 86 064 084 991

04	01.08.19	DS	Amended DA Submission	Project No.	15021	Drawn by	JM/JL	North
03	26.02.19	DS	Amended DA Submission	Status	DA-CP-770-030	Rev	04	
02	13.12.18	DS	S34 Update	Scale	1:2.86 @A1, 50% @A3			
01	30.05.17	DS	Issue for DA Submission	Dwg No.	DA-CP-770-030			
Rev.	Date	Approved by	Revision Notes					
Project Title Cudgong Town Centre "The Rouse" 43 - 53 Cudgong Road, Rouse Hill, NSW 2850 Concept Proposal Drawing Title Solar Access Village Square + East West Street Solar Access of Adjoining Land								
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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect Nicholas Turner 6595, ABN 86 064 084 991

Project Title
Cudgong Town Centre "The Rouse"
43 - 53 Cudgong Road, Rouse Hill, NSW 2850
Concept Proposal
Drawing Title
3D VIEWS
Perspective 01

04	01.08.19	DS	Amended DA Submission
03	26.02.19	DS	Amended DA Submission
02	13.12.18	DS	S34 Update
01	30.05.17	DS	Issue for DA Submission
Rev.	Date	Approved by	Revision Notes

Scale	1:2.58 @A1, 50% @A3	Project No.	15021	Drawn by	JM/JL	North
Status	DA	DA-CP-900-001	Rev	04		

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8656

43-53 CUDGEGONG ROAD

ROUSE HILL, NSW 2850

Proposed Mixed Use Development (MASTERPLAN)

DRAWING LIST

Drawing No. Drawing Name

DA - MP - 000 Cover Sheet
DA - MP - 001 Drawing List
DA - MP - 002 Location Plan
DA - MP - 003 Area 20 Precint Plan
DA - MP - 004 Site Analysis
DA - MP - 005 Development Summary
DA - MP - 006 Masterplan
DA - MP - 007 Demolition Plan
DA - MP - 008 Master Plan Elevation
DA - MP - 009 Master Plan Sections
DA - MP - 010 Construction Phasing Diagram
DA - MP - 011 Shadow Diagram - 21 June
DA - MP - 012 Shadow Diagram - 21 June
DA - MP - 013 Height Limit
DA - MP - 014 Height Limit 2
DA - MP - 015 3D Views
DA - MP - 016 3D Views
DA - MP - 017 Photomontage 1
DA - MP - 018 Photomontage 2
DA - MP - 019 Photomontage 3
DA - MP - 020 Photomontage 4
DA - MP - 021 Photomontage 5
DA - MP - 022 Photomontage 6
DA - MP - 023 Photomontage 7
DA - MP - 024 SolarAccess - Village Square
DA - MP - 025 SolarAccess - Village Square
DA - MP - 026 Main Street Temporary Cui-De-Sac
DA - MP - 027 Proposed Splay Boundary to Stage 4

Drawing No. Drawing Name

DA - 3 - 000 Development Summary Stage 3
DA - 3 - 101 Basement 3
DA - 3 - 102 Basement 2
DA - 3 - 103 Basement 1
DA - 3 - 104 Lower Ground
DA - 3 - 105 Ground
DA - 3 - 106 Upper Ground / Podium
DA - 3 - 107 Level 1
DA - 3 - 108 Level 2
DA - 3 - 109 Level 3
DA - 3 - 110 Level 4
DA - 3 - 111 Level 5
DA - 3 - 112 Level 6
DA - 3 - 113 Roof
DA - 3 - 114 Podium Private Open Space
DA - 3 - 201 Section A & B
DA - 3 - 202 Section C & D
DA - 3 - 203 Section E, F & Driveway
DA - 3 - 204 Section Detail
DA - 3 - 205 Section Detail
DA - 3 - 301 North & West Elevation
DA - 3 - 302 East & South Elevation
DA - 3 - 303 Internal Elevation
DA - 3 - 304 Internal Elevation
DA - 3 - 400 Height Limit Study
DA - 3 - 501 Perspective
DA - 3 - 502 Perspective
DA - 3 - 503 Perspective
DA - 3 - 504 Perspective
DA - 3 - 505 Perspective
DA - 3 - 506 Material Schedule
DA - 3 - 507 Retail Concept
DA - 3 - 508 Residential concept
DA - 3 - 601 FSR Calculations
DA - 3 - 602 FSR Calculations
DA - 3 - 603 Solar & Cross Ventilation
DA - 3 - 604 Solar & Cross Ventilation
DA - 3 - 605 COS - Solar Access
DA - 3 - 606 COS - Solar Access
DA - 3 - 701 Silver & Adaptable Layout
DA - 3 - 702 Storage Calculation
DA - 3 - 801 Interior View Concept

Drawing No. Drawing Name

DA - 4 - 000 Development Summary Stage 4
DA - 4 - 101 Basement 3
DA - 4 - 102 Basement 2
DA - 4 - 103 Basement 1
DA - 4 - 104 Ground
DA - 4 - 105 Upper Ground
DA - 4 - 106 Level 1 / Podium
DA - 4 - 107 Level 2
DA - 4 - 108 Level 3
DA - 4 - 109 Level 4
DA - 4 - 110 Level 5
DA - 4 - 111 Level 6
DA - 4 - 112 Level 7
DA - 4 - 113 Roof Plan
DA - 4 - 114 Podium Private Open Space
DA - 4 - 201 Sections A & B
DA - 4 - 202 Sections C & D
DA - 4 - 203 Sections E, F & Driveway Section
DA - 4 - 301 North & Main St East Elevations
DA - 4 - 302 South & West Elevations
DA - 4 - 303 Internal Elevations
DA - 4 - 304 Internal Elevations
DA - 4 - 401 Height Limit Study
DA - 4 - 501 3D View
DA - 4 - 502 3D View
DA - 4 - 503 3D View
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DA - 4 - 506 Perspectives
DA - 4 - 507 Material Schedule
DA - 4 - 508 Retail Concept
DA - 4 - 509 Residential Concept
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DA - 4 - 604 Cross Ventilation & Solar Acss
DA - 4 - 605 COS - Solar Access
DA - 4 - 606 COS - Solar Access
DA - 4 - 701 Adaptable and Silver Units
DA - 4 - 702 Storage Calculation
DA - 4 - 801 Interior View Concept

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G	ISSUE FOR FINAL S.34	13/07/21	JA	IC
E	ISSUE FOR S.34 RESOLUTION	04/06/21	JA	IC
C	ISSUE FOR S.34 UPDATED	19/04/21	JA,VV,SM	IC
B	ISSUE FOR S.34	10/03/21	JA,VV,SM	IC
A	ISSUE FOR DA SUBMISSION	30/03/20	JA	IC
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

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Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect

PROJECT STATUS :

Development Application

DEVELOPMENT MANAGER :

Restifa & Partners



RESTIFA & PARTNERS

PROJECT NAME

Proposed Mixed Use Development

(MASTERPLAN)

43-53 CUDGEGONG ROAD
ROUSE HILL, NSW 2850

LGA: Blacktown City Council

SHEET TITLE:

Drawing List

@ A1 sheet

SCALE

8656 DA - MP - 001

JOB No.

DRAWING No.

G
ISSUE



- VERY LOW DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- SITE
- RAILWAY STATIONS / TOWN CENTERS
- SCHOOLS

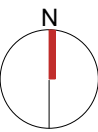
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A	ISSUE FOR DA SUBMISSION	30/03/20	JA	IC
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Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect



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Development Application

DEVELOPMENT MANAGER :

Restifa & Partners

PROJECT NAME

Proposed Mixed Use Development
(MASTERPLAN)
43-53 CUDGEGONG ROAD
ROUSE HILL, NSW 2850

LGA: Blacktown City Council

SHEET TITLE:

Location Plan

1 : 300 @ A1 sheet

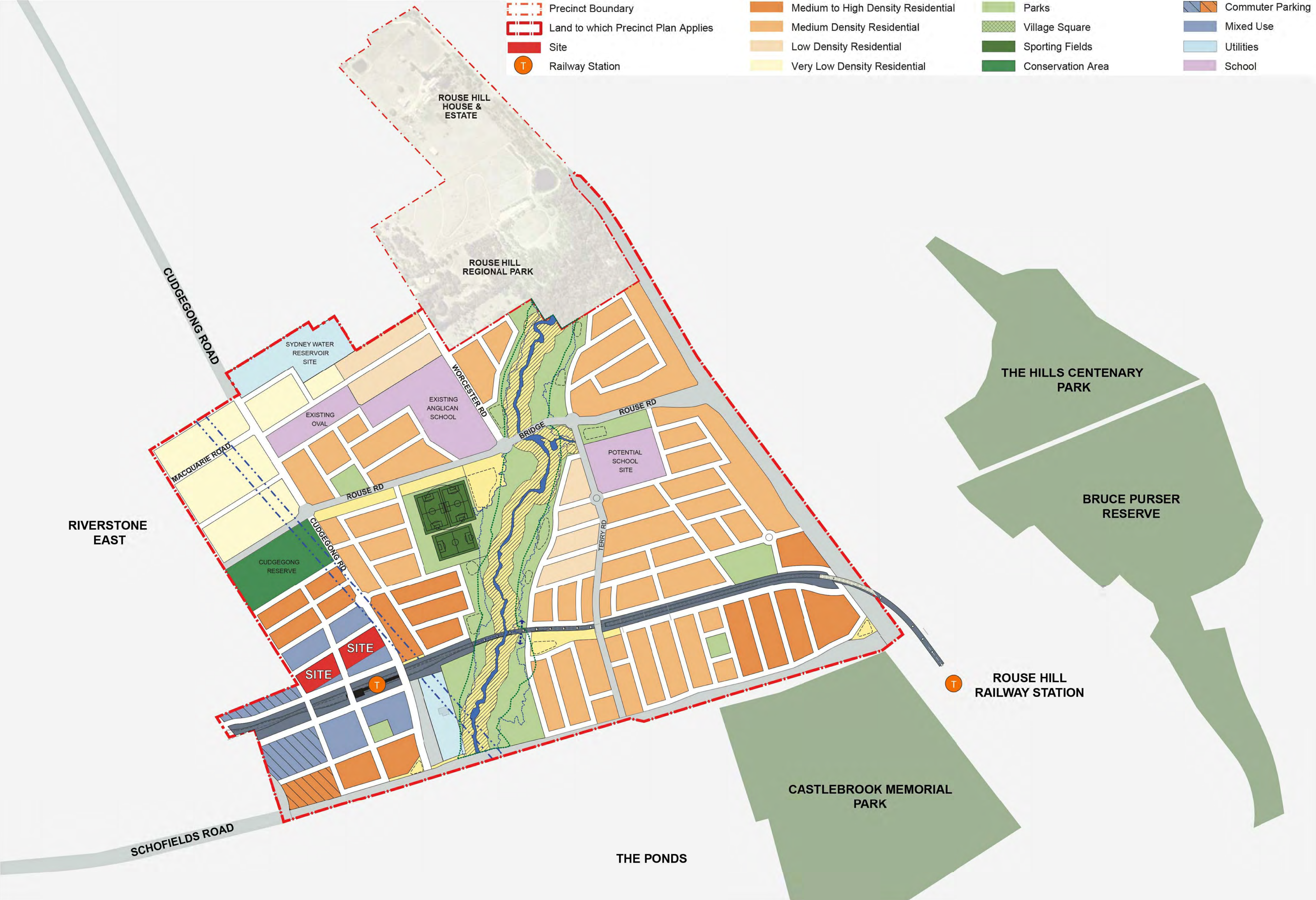
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DRAWING No.

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ISSUE



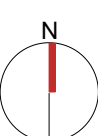
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Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect

PROJECT STATUS :
Development Application
DEVELOPMENT MANAGER :
Restifa & Partners



PROJECT NAME
Proposed Mixed Use Development
(MASTERPLAN)
43-53 CUDGONG ROAD
ROUSE HILL, NSW 2850
LGA : Blacktown City Council



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JOB No. DRAWING No. G ISSUE



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TRUE NORTH :



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Site Analysis

As indicated @ A1 sheet

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JOB No. DRAWING No. ISSUE

DEVELOPMENT YIELD SUMMARY

		STAGE 3			STAGE 4			TOTAL		
		APPROVED	REQUIRED	PROPOSED	APPROVED	REQUIRED	PROPOSED	APPROVED	REQUIRED	PROPOSED
SITE AREA - GROSS				12599 m ²			12959 m ²			25558 m ²
SITE AREA - NET (EXCLUDE ROAD)				10080.7 m ²			9183.8 m ²			19264.5 m ²
ALLOWABLE FSR				2.75 : 1			2.75 : 1			2.19 : 1
PROPOSED GFA		29990 m ²		28081.2 m ²	31340 m ²		28146.8 m ²	61330 m ²		56228 m ²
PROPOSED FSR		2.38 : 1		2.27 : 1	2.42 : 1		2.17 : 1	2.40 : 1		2.19 : 1
		(29990 : 12599)		(28081.2 : 12599)	(31340 : 12959)		(28146.8 : 12959)	(61330 : 25558)		(56228 : 25558)
COMMON OPEN SPACE				3998.8 m ²			3845.1 m ²			7843.9 m ²
LANDSCAPE :										
PLANTING				3456 m ²			2792 m ²			6248 m ²
HARD SURFACE				2709 m ²			2354 m ²			5063 m ²
				6165			5146			11311
RETAIL										
SUPERMARKET		4020 m ²		3820.8 m ²	4110 m ²		3587.2 m ²	8130 m ²		7408 m ²
SPECIALITY		1705 m ²		2140.7 m ²	2110 m ²		2097 m ²	3815 m ²		4237.7 m ²
		5725 m ²		5961.5 m ²	6220 m ²		5684.2 m ²	11945 m ²		11645.7 m ²
APARTMENT:										
1 BEDROOM		86		65	61		43	147		108
2 BEDROOM		113		134	151		160	264		294
3 BEDROOM		26		26	24		28	50		54
TOTAL		225		225	236		231	461		456
CAR PARKING										
SUPERMARKET		0.05	201	192	205.5	180		407	372	
SPECIALTY		0.05	85	108	106	105		191	213	
TOTAL NON -RESIDENTIAL			287	300	311	285	290	598	585	600
1 BEDROOM		1	86	65	61	43		147	108	
2 BEDROOM		1	113	134	151	160		264	294	
3 BEDROOM		2	52	52	48	56		100	108	
VISITOR		0.2	45	45	48	47		93	92	
CARWASH			1	1	1	1		2	2	
TOTAL RESIDENTIAL			297	297	309	307	304	606	604	602
TOTAL			584	597	620	592	594	1204	1189	1202
BICYCLE PARKING										
RESIDENTIAL		0.33	75	75	79	77		154	152	
VISITOR		0.2	45	45	48	47		93	92	
			120	120	127	124		247	244	246
APARTMENT AMENITY										
SOLAR			158 70.2%	157 69.8%	166 70.3%		162 70.1%	324 70.3%		319 70.0%
CROSS VENTILATION			136 60.4%	135 60.0%	145 61.4%		138 59.7%	281 61.0%		273 59.9%
ADAPTABLE			23 10.2%	23 10.2%	24 10.2%		25 10.8%	47 10.2%		48 10.5%
LIVABLE HOUSING			45 20.0%	45 20.0%	47 19.9%		51 22.1%	92 20.0%		96 21.1%
NDS			39 17.3%	36 16.0%	38 16.1%		39 16.9%	77 16.7%		75 16.4%

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C	ISSUE FOR S.34 UPDATED	19/04/21	JA,VV,SM	IC
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Rustum Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect



RESTIFA & PARTNERS

PROJECT STATUS :

Development Application

DEVELOPMENT MANAGER :

Restifa & Partners

PROJECT NAME

Proposed Mixed Use Development

(MASTERPLAN)

43-53 CUDGEGONG ROAD
ROUSE HILL, NSW 2850

LGA: Blacktown City Council

SHEET TITLE:

Development Summary

@ A1 sheet

SCALE

8656 DA - MP - 005

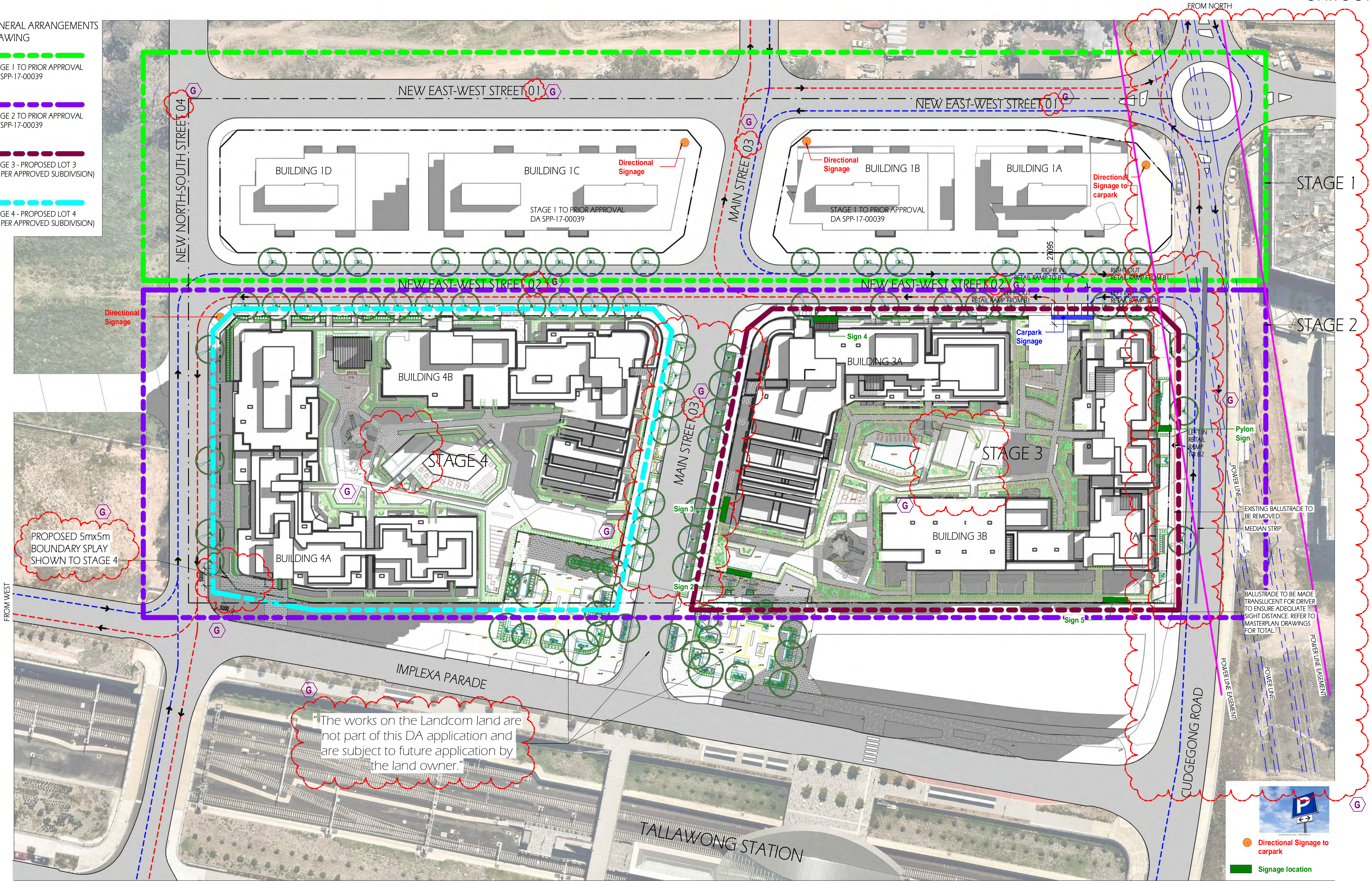
JOB No.

DRAWING No.

G
ISSUE

GENERAL ARRANGEMENTS
DRAWING

- STAGE 1 TO PRIOR APPROVAL
DA SPP-17-00039
- STAGE 2 TO PRIOR APPROVAL
DA SPP-17-00039
- STAGE 3 - PROPOSED LOT 3
(AS PER APPROVED SUBDIVISION)
- STAGE 4 - PROPOSED LOT 4
(AS PER APPROVED SUBDIVISION)



SITE PLAN OVERALL
1 : 500 @ A1 sheet
1 : 1000 @ A3 sheet

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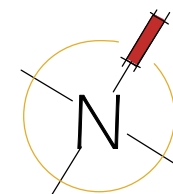
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Restifa & Partners

PROJECT NAME

Proposed Mixed Use Development

(MASTERPLAN)

43-53 CUDGEGONG ROAD

ROUSE HILL, NSW 2850

LGA : Blacktown City Council

SHEET TITLE :

Masterplan

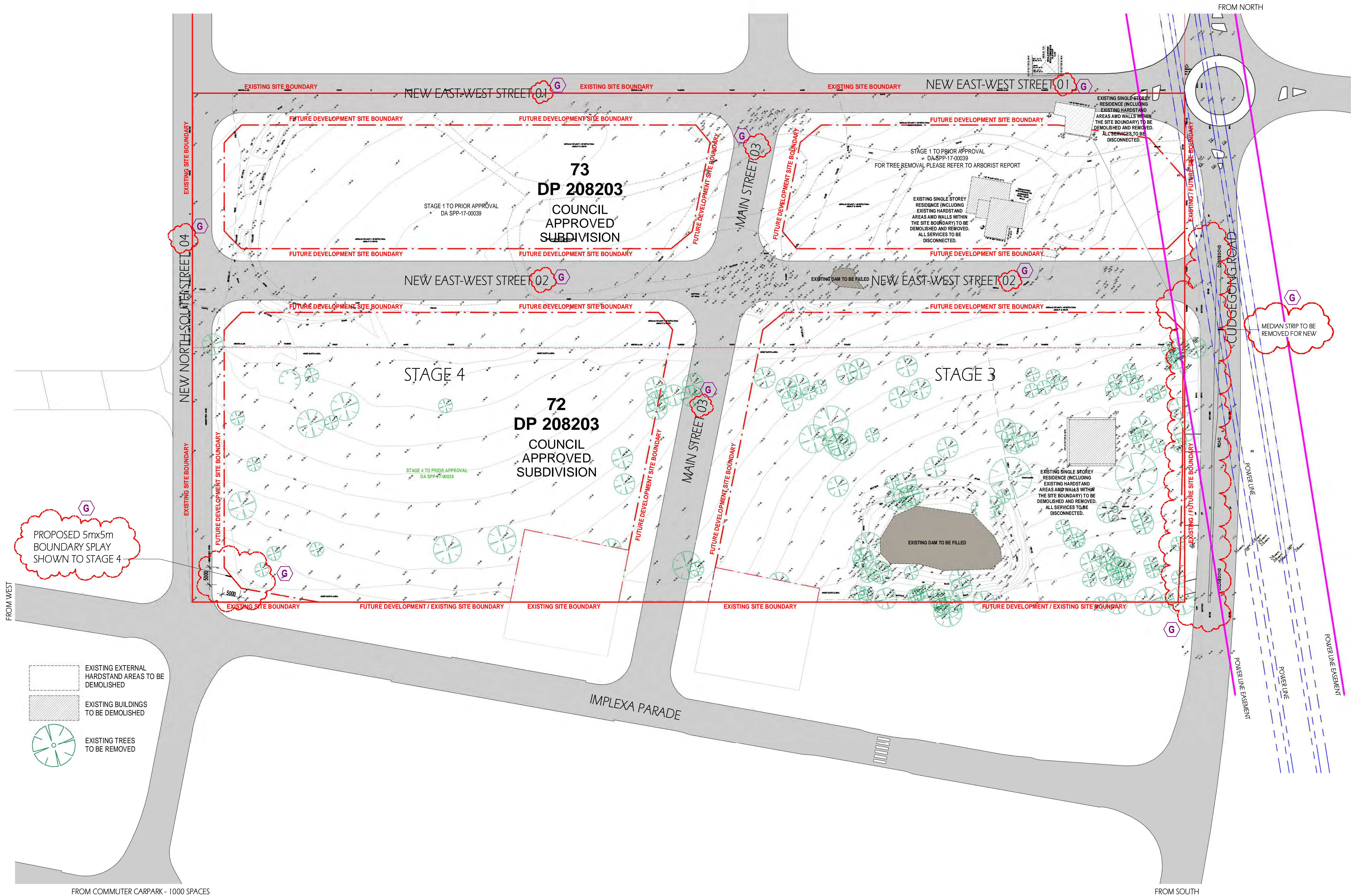
1 : 500 @ A1 sheet

SCALE

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JOB No. DRAWING No.

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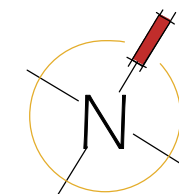
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PROJECT STATUS :

Development Application

DEVELOPMENT MANAGER :

Restifa & Partners



PROJECT NAME

Proposed Mixed Use Development

(MASTERPLAN)

43-53 CUDGEGONG ROAD

ROUSE HILL, NSW 2850

LGA : Blacktown City Council

SHEET TITLE:

Demolition Plan

1 : 500 @ A1 sheet

SCALE

8656

JOB No.

DA - MP - 007

DRAWING No.

G

ISSUE



North Elevation - New East-West Street 01
1 : 500 @ A1 sheet
1 : 1000 @ A3 sheet



West Elevation - New North-South Street 01
1 : 500 @ A1 sheet
1 : 1000 @ A3 sheet



East Elevation - Cudgegong Street
1 : 500 @ A1 sheet
1 : 1000 @ A3 sheet



South Elevation - Railway Street North
1 : 500 @ A1 sheet
1 : 1000 @ A3 sheet

NOTE: AMENDMENTS TOO SMALL TO BE SEEN AT THIS SCALE

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Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect

PROJECT STATUS :

Development Application

DEVELOPMENT MANAGER :

Restifa & Partners



RESTIFA & PARTNERS

PROJECT NAME

Proposed Mixed Use Development

(MASTERPLAN)

43-53 CUDGEGONG ROAD

ROUSE HILL, NSW 2850

LGA: Blacktown City Council

SHEET TITLE:

Master Plan Elevation

1 : 500 @ A1 sheet

SCALE

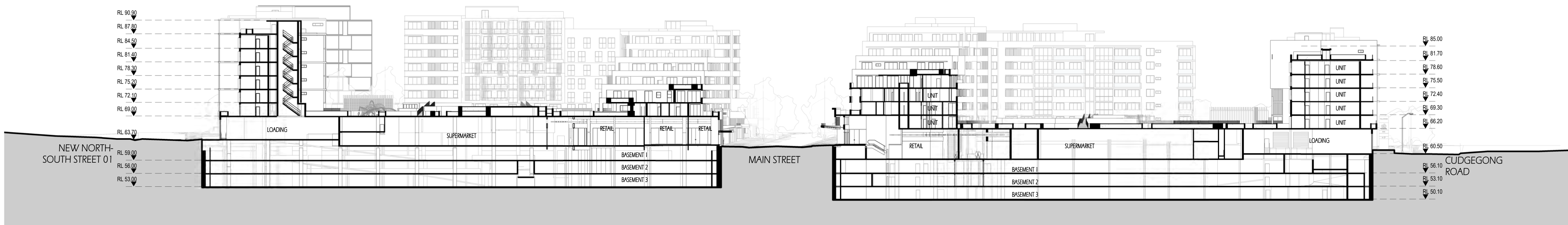
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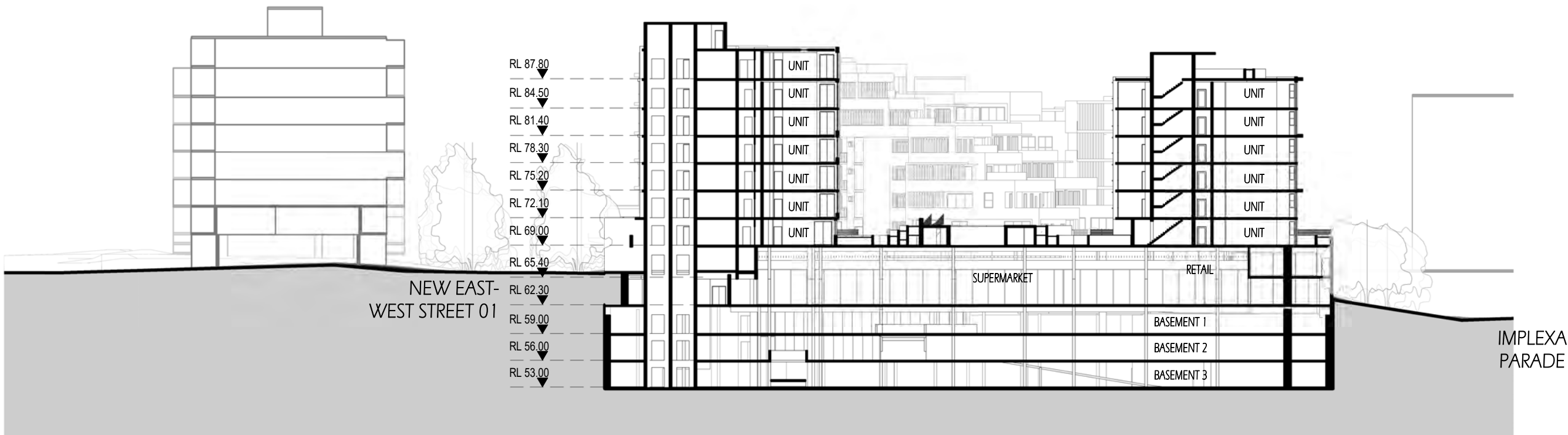
DA - MP - 008

DRAWING No.

G
ISSUE



LONG CROSS SECTION - LOT 3 & LOT 4
1 : 500 @ A1 sheet
1 : 1000 @ A3 sheet



CROSS SECTION - LOT 4
1 : 500 @ A1 sheet
1 : 1000 @ A3 sheet



CROSS SECTION - LOT 3
1 : 500 @ A1 sheet
1 : 1000 @ A3 sheet

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PROJECT STATUS :
Development Application
DEVELOPMENT MANAGER :
Restifa & Partners
RESTIFA & PARTNERS

PROJECT NAME
Proposed Mixed Use Development
(MASTERPLAN)
43-53 CUDGEGONG ROAD
ROUSE HILL, NSW 2850
LGA: Blacktown City Council

SHEET TITLE:
Master Plan Sections
1 : 500 @ A1 sheet
SCALE
8656 DA - MP - 009
JOB No. DRAWING No. G ISSUE

GENERAL ARRANGEMENTS
DRAWING

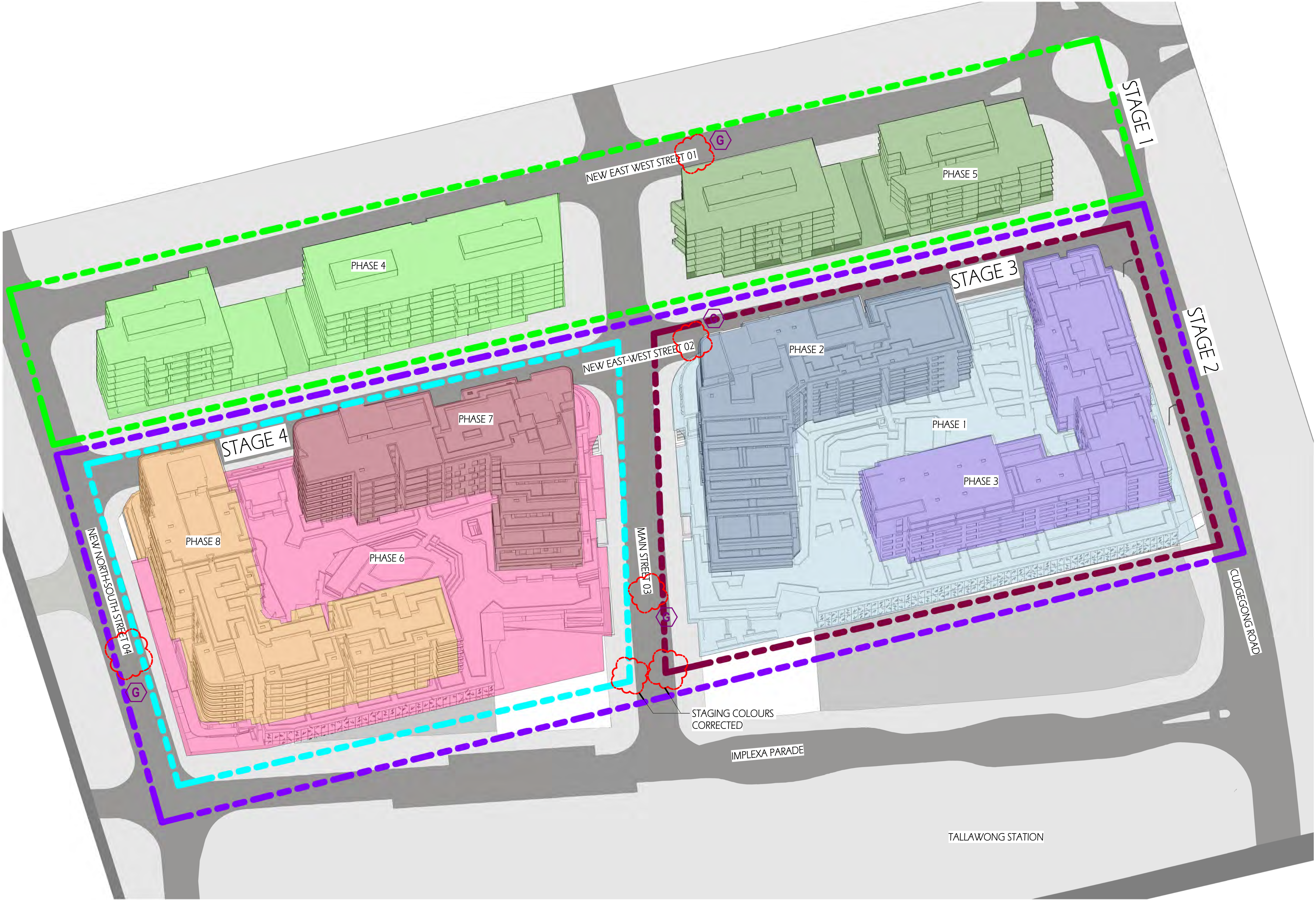
STAGE 1 TO PRIOR APPROVAL
DA SPP-17-00039

STAGE 2 TO PRIOR APPROVAL
DA SPP-17-00039

STAGE 3 - PROPOSED LOT 3
(AS PER APPROVED SUBDIVISION)

STAGE 4 - PROPOSED LOT 4
(AS PER APPROVED SUBDIVISION)

- CONSTRUCTION PHASE 1 :
STAGE 3 - RETAIL AND BASEMENT BELOW
- CONSTRUCTION PHASE 2 :
STAGE 3 - BLOCK 3A
- CONSTRUCTION PHASE 3 :
STAGE 3 - BLOCK 3B
- CONSTRUCTION PHASE 4 :
STAGE 1 - BLOCK 1C, 1D & BASEMENT
- CONSTRUCTION PHASE 5 :
STAGE 1 - BLOCK 1A, 1B & BASEMENT
- CONSTRUCTION PHASE 6 :
STAGE 4 - RETAIL AND BASEMENT BELOW
- CONSTRUCTION PHASE 7 :
STAGE 4 - BLOCK 4B
- CONSTRUCTION PHASE 8 :
STAGE 4 - BLOCK 4A



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Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect

PROJECT STATUS :

Development Application

DEVELOPMENT MANAGER :

Restifa & Partners



RESTIFA & PARTNERS

PROJECT NAME

Proposed Mixed Use Development

(MASTERPLAN)

43-53 CUDGONG ROAD

ROUSE HILL, NSW 2850

LGA : Blacktown City Council

SHEET TITLE:

Construction Phasing

Diagram

1 : 500 @ A1 sheet

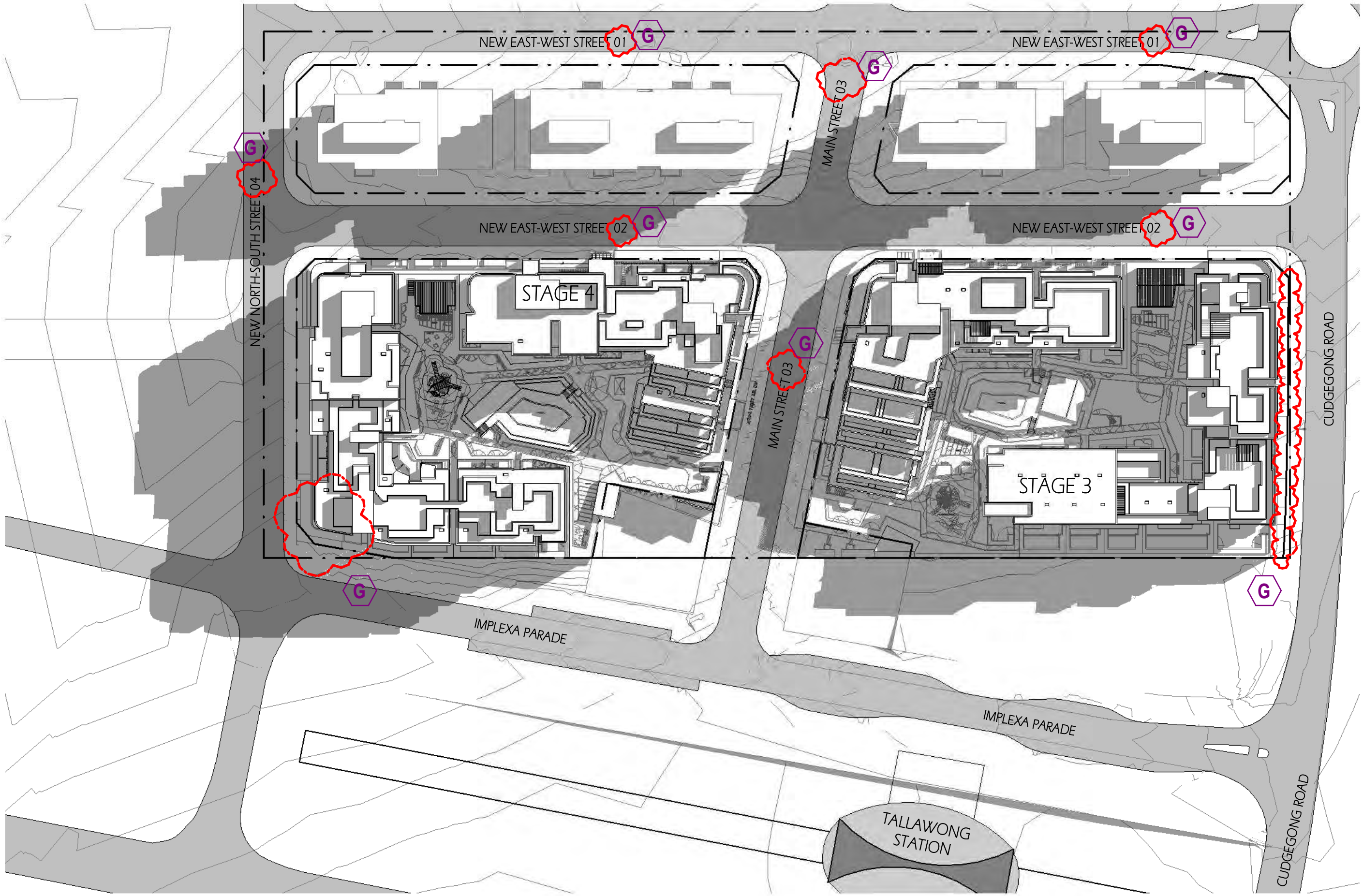
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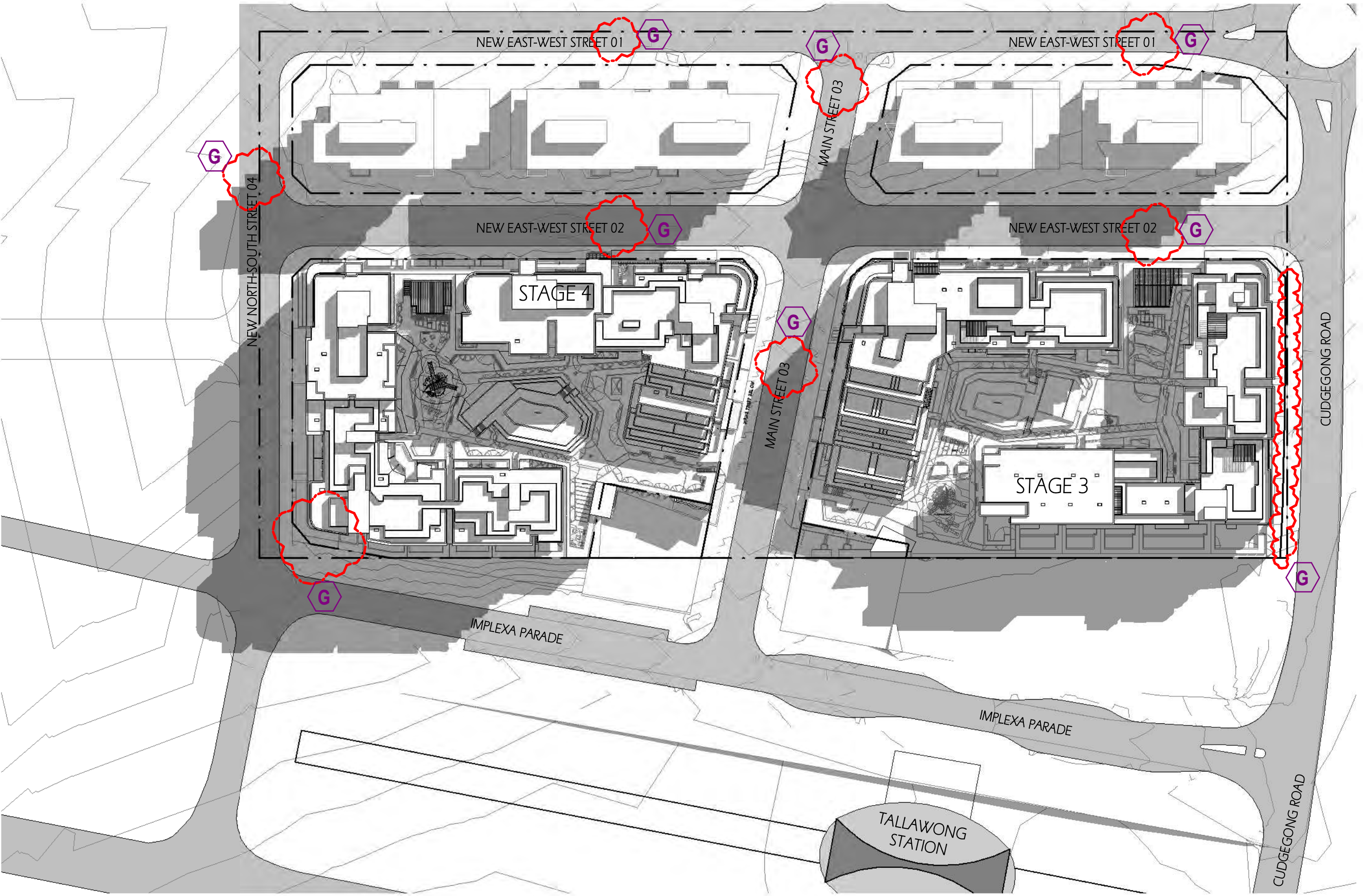
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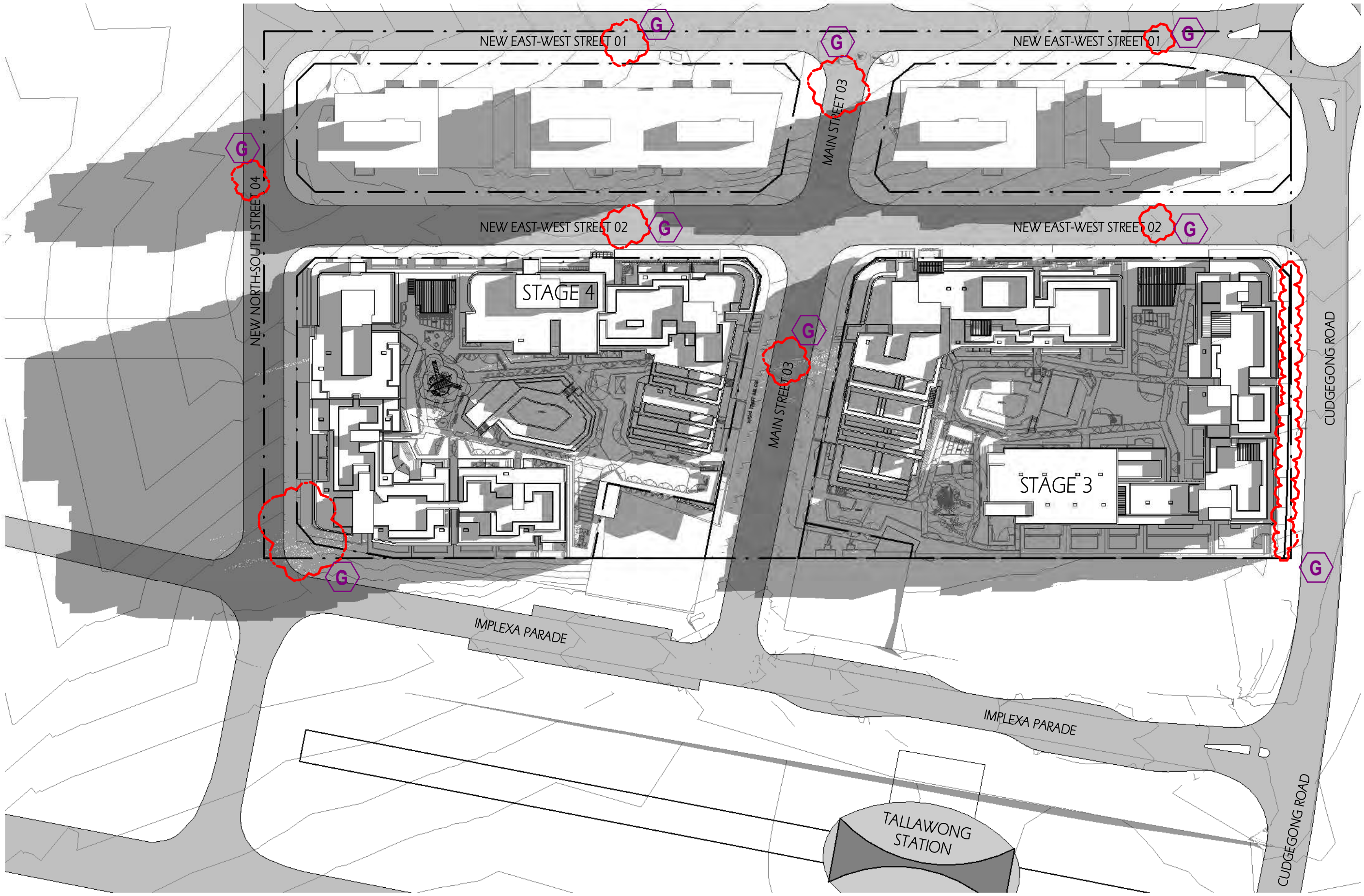


SHADOW 21 JUNE - 10 AM

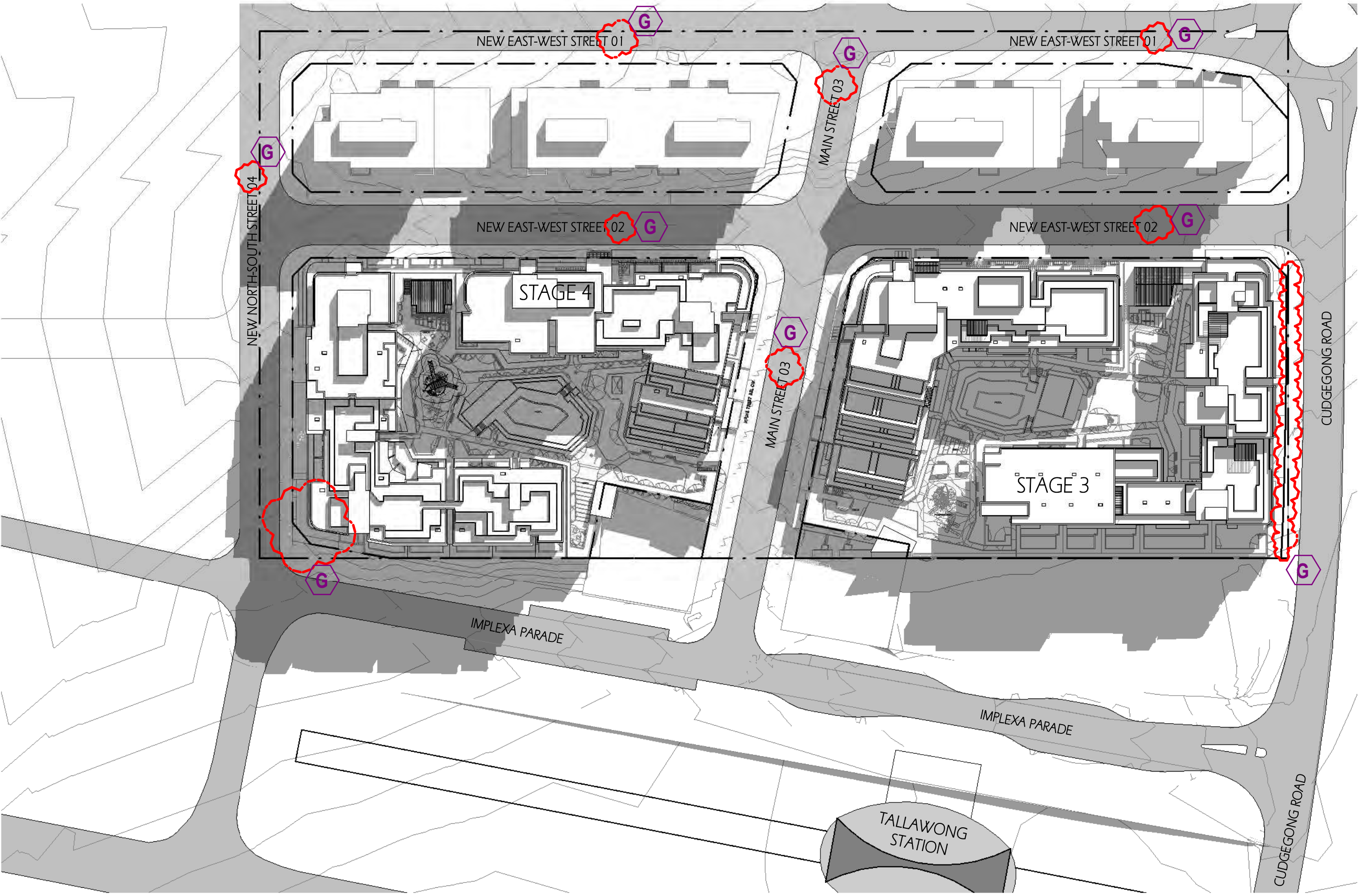


SHADOW 21 JUNE - 11 AM

SHADOW DIAGRAMS ARE CONSISTENT WITH THE APPROVED CONCEPT.



SHADOW 21 JUNE - 9AM



SHADOW 21 JUNE - 12 PM

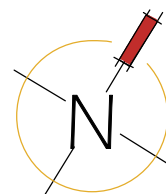
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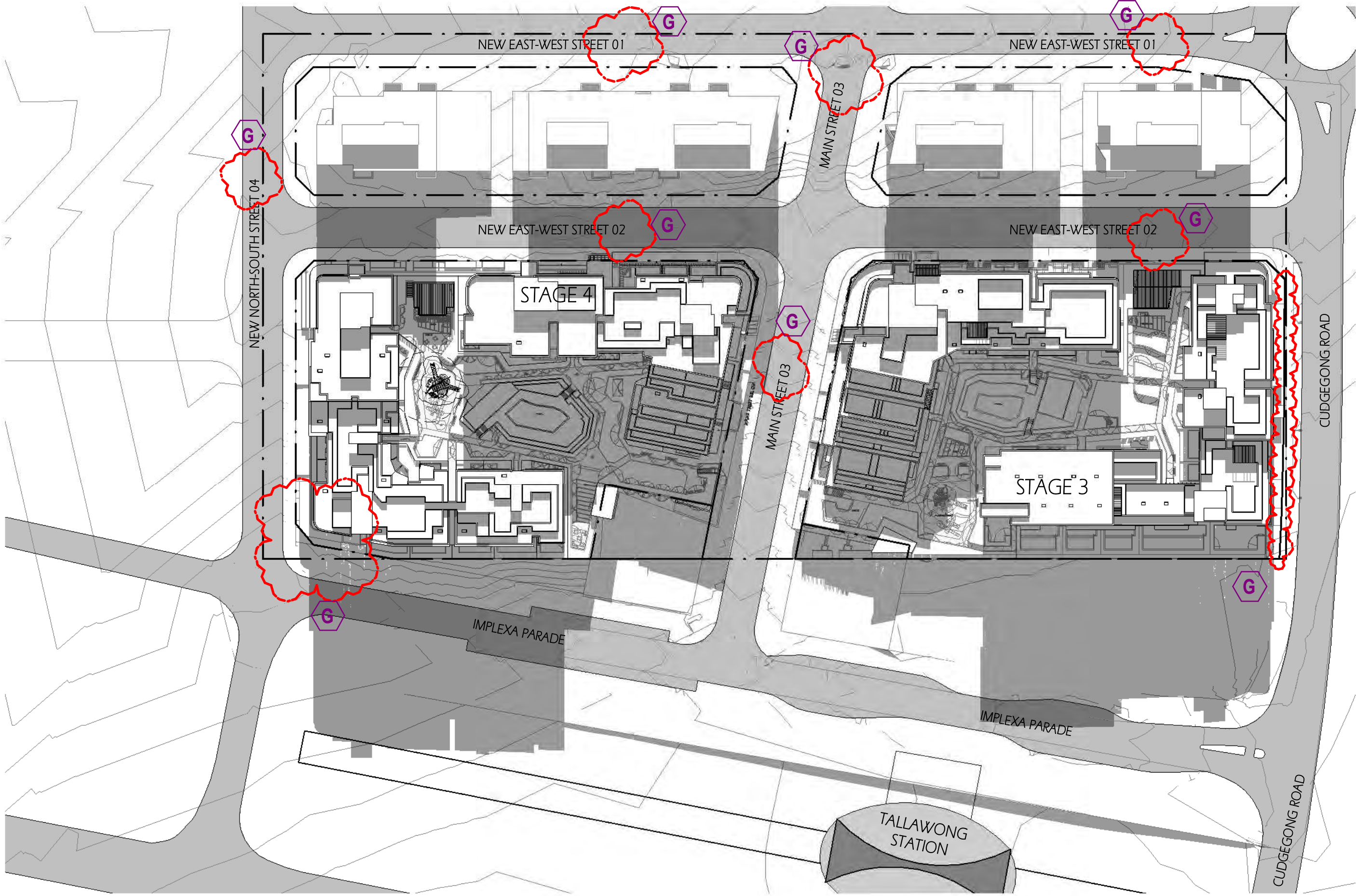
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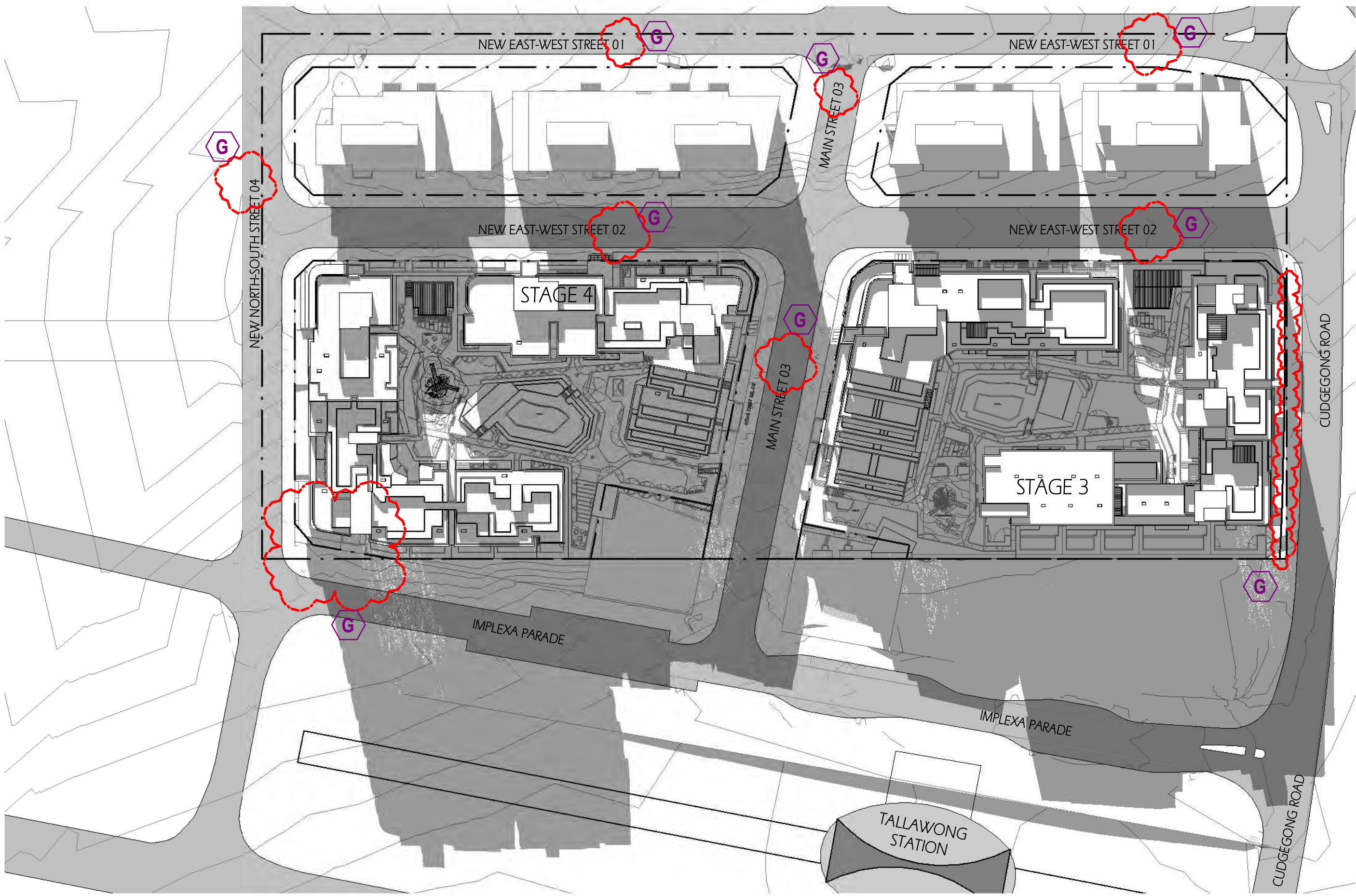
PROJECT STATUS:
Development Application
DEVELOPMENT MANAGER:
Restifa & Partners

PROJECT NAME
Proposed Mixed Use Development
(MASTERPLAN)
43-53 CUDGEGONG ROAD
ROUSE HILL, NSW 2850
LGA: Blacktown City Council

SHEET TITLE:
Shadow Diagram - 21 June
1 : 1000 @ A1 sheet
SCALE
8656 DA-MP-011
JOB No. DRAWING No. G
ISSUE

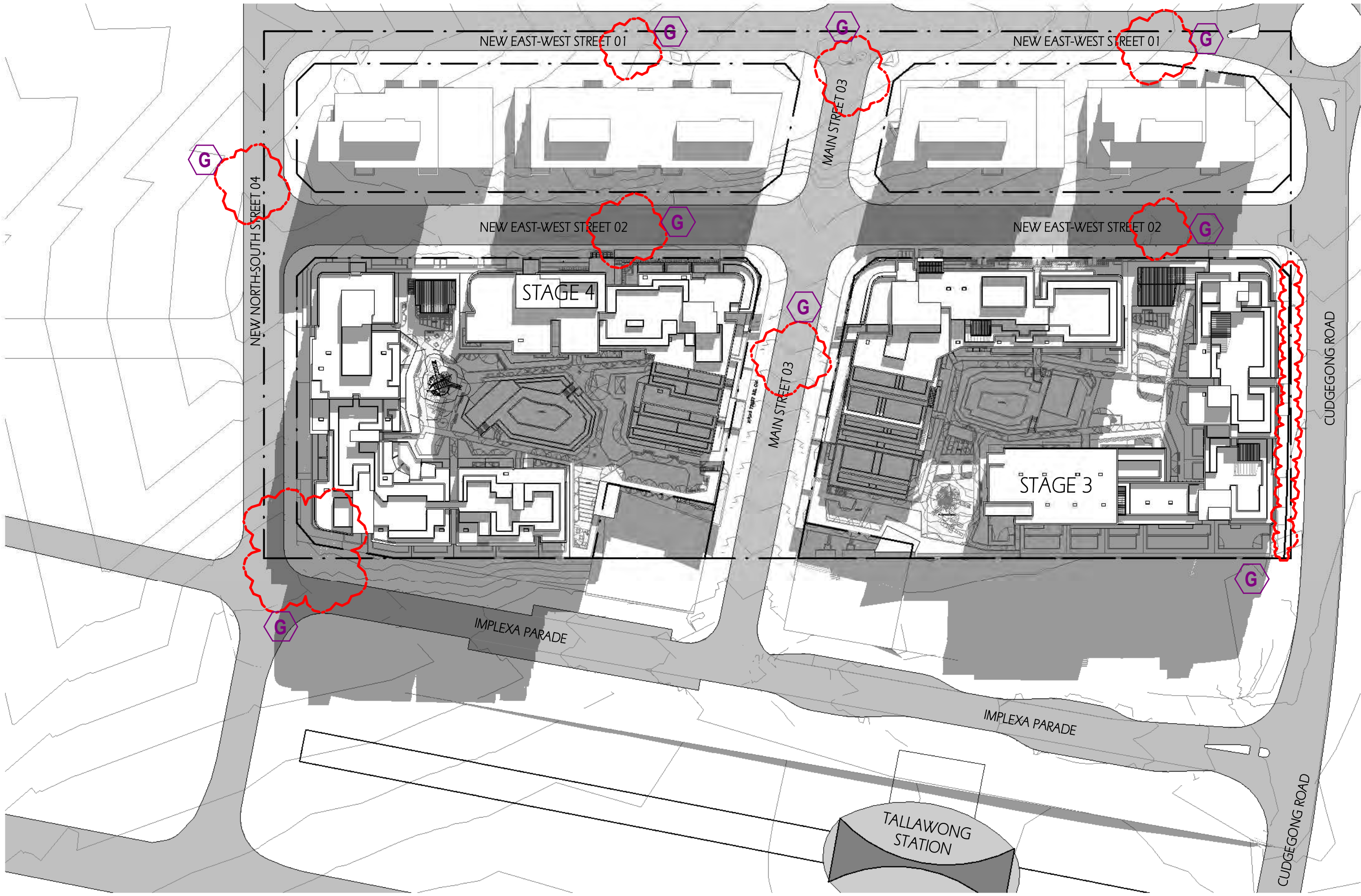


SHADOW 21 JUNE - 2 PM



SHADOW 21 JUNE - 3 PM

SHADOW DIAGRAMS ARE CONSISTENT WITH THE APPROVED CONCEPT.



SHADOW 21 JUNE - 1 PM

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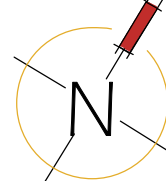
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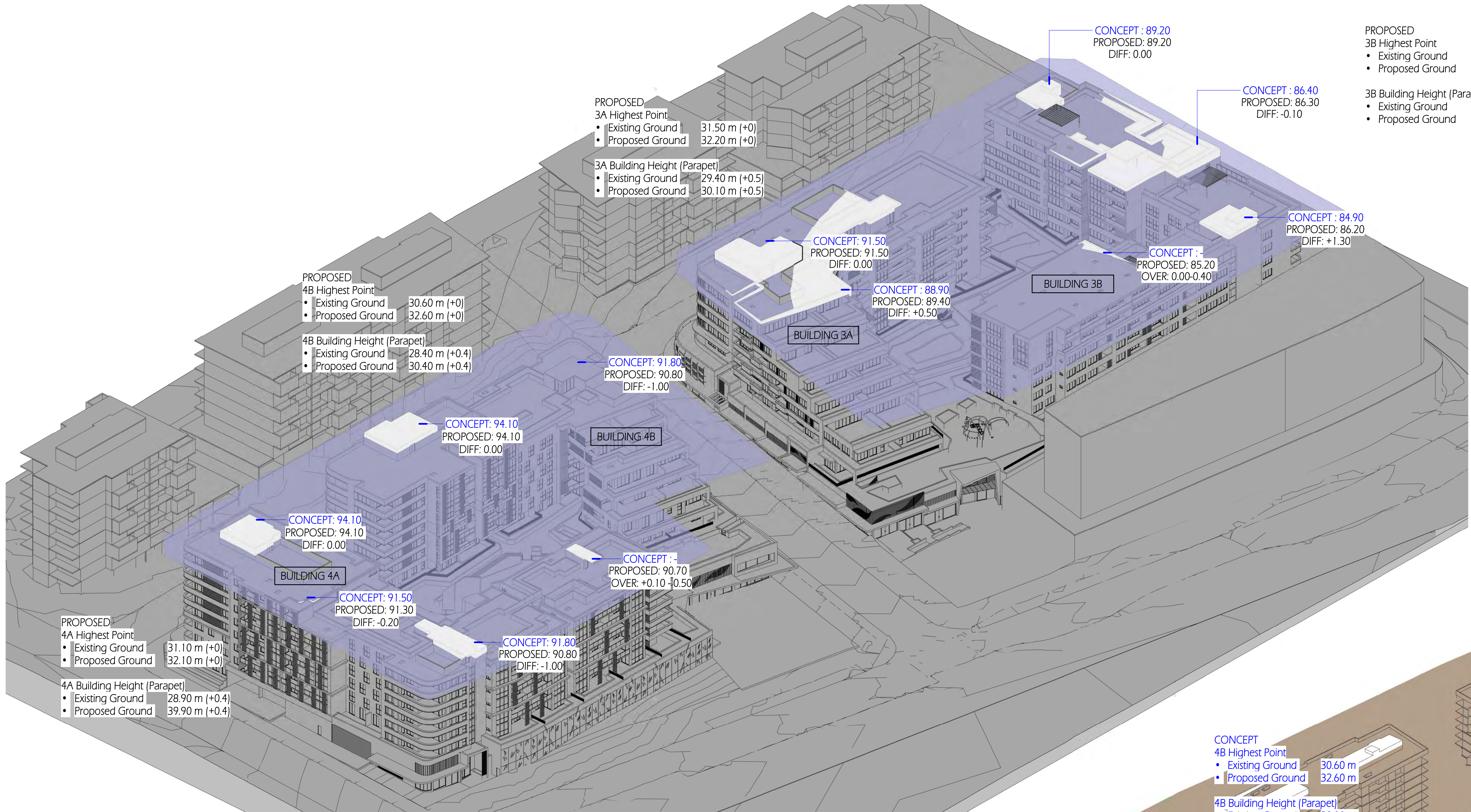
Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect



PROJECT STATUS:
Development Application
DEVELOPMENT MANAGER:
Restifa & Partners

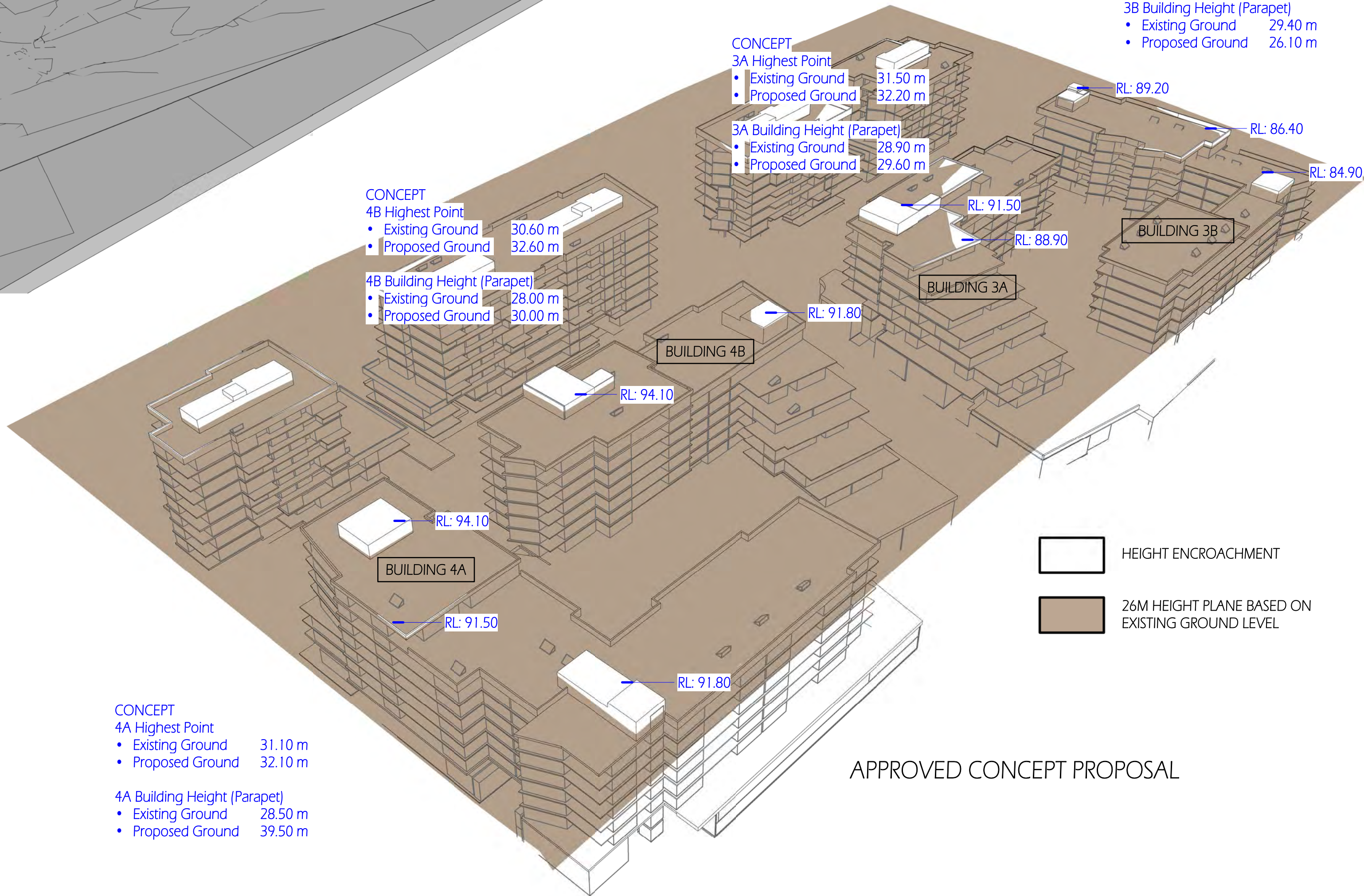
PROJECT NAME
Proposed Mixed Use Development
(MASTERPLAN)
43-53 CUDGEGONG ROAD
ROUSE HILL, NSW 2850
LGA: Blacktown City Council

SHEET TITLE:
Shadow Diagram - 21 June
SCALE
1 : 1000 @ A1 sheet
8656 DA-MP-012
JOB No. DRAWING No. G ISSUE



PROPOSED HEIGHT LIMIT STUDY

- HEIGHT ENCROACHMENT
- 26M HEIGHT PLANE BASED ON EXISTING GROUND LEVEL



APPROVED CONCEPT PROPOSAL

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28 495 869 790 / abn

Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect



RESTIFA & PARTNERS

PROJECT STATUS :

Development Application

DEVELOPMENT MANAGER :

Restifa & Partners

PROJECT NAME

Proposed Mixed Use Development

(MASTERPLAN)

43-53 CUDGEGONG ROAD
ROUSE HILL, NSW 2850

LGA: Blacktown City Council

SHEET TITLE:

Height Limit

1 : 20 @ A1 sheet

SCALE

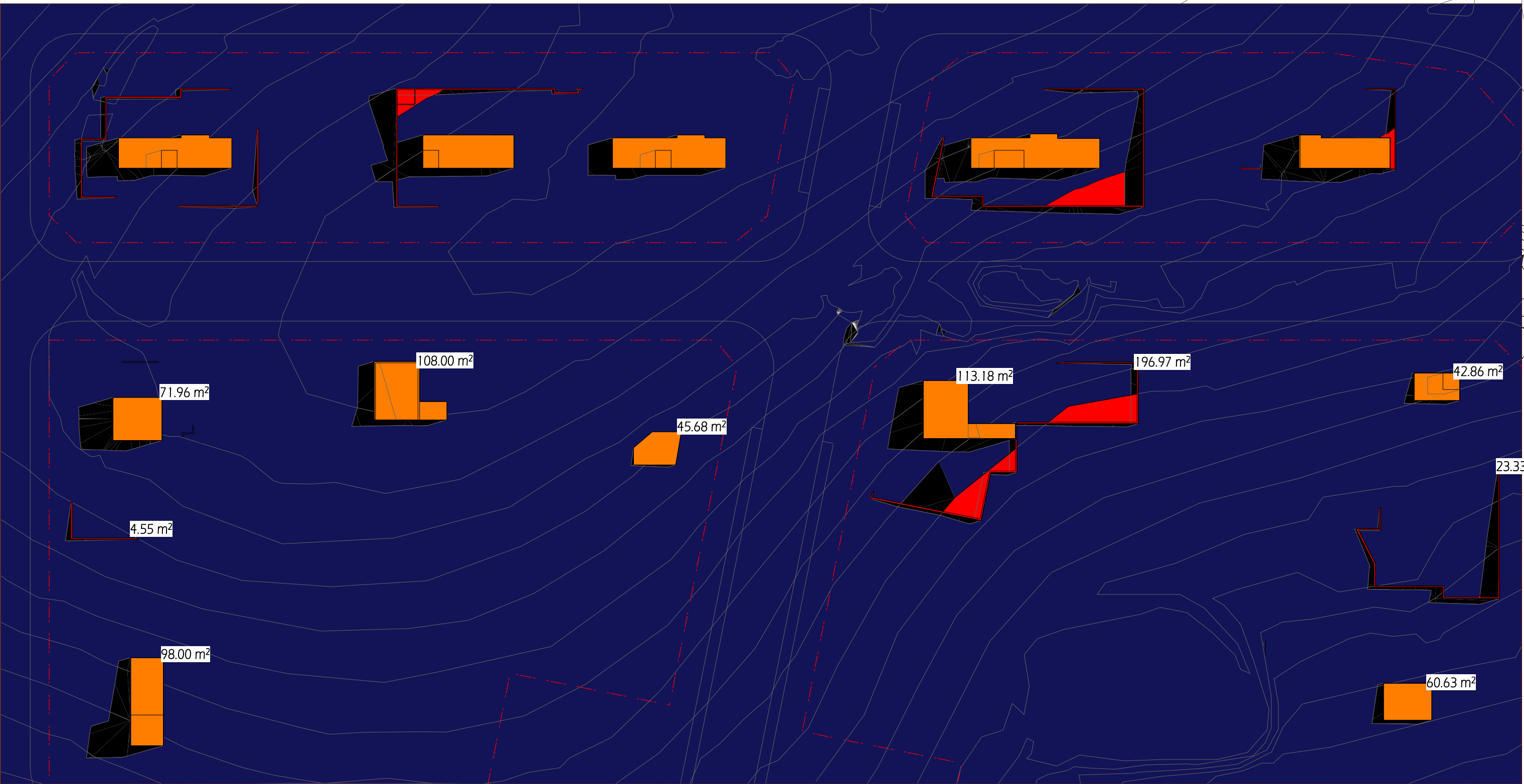
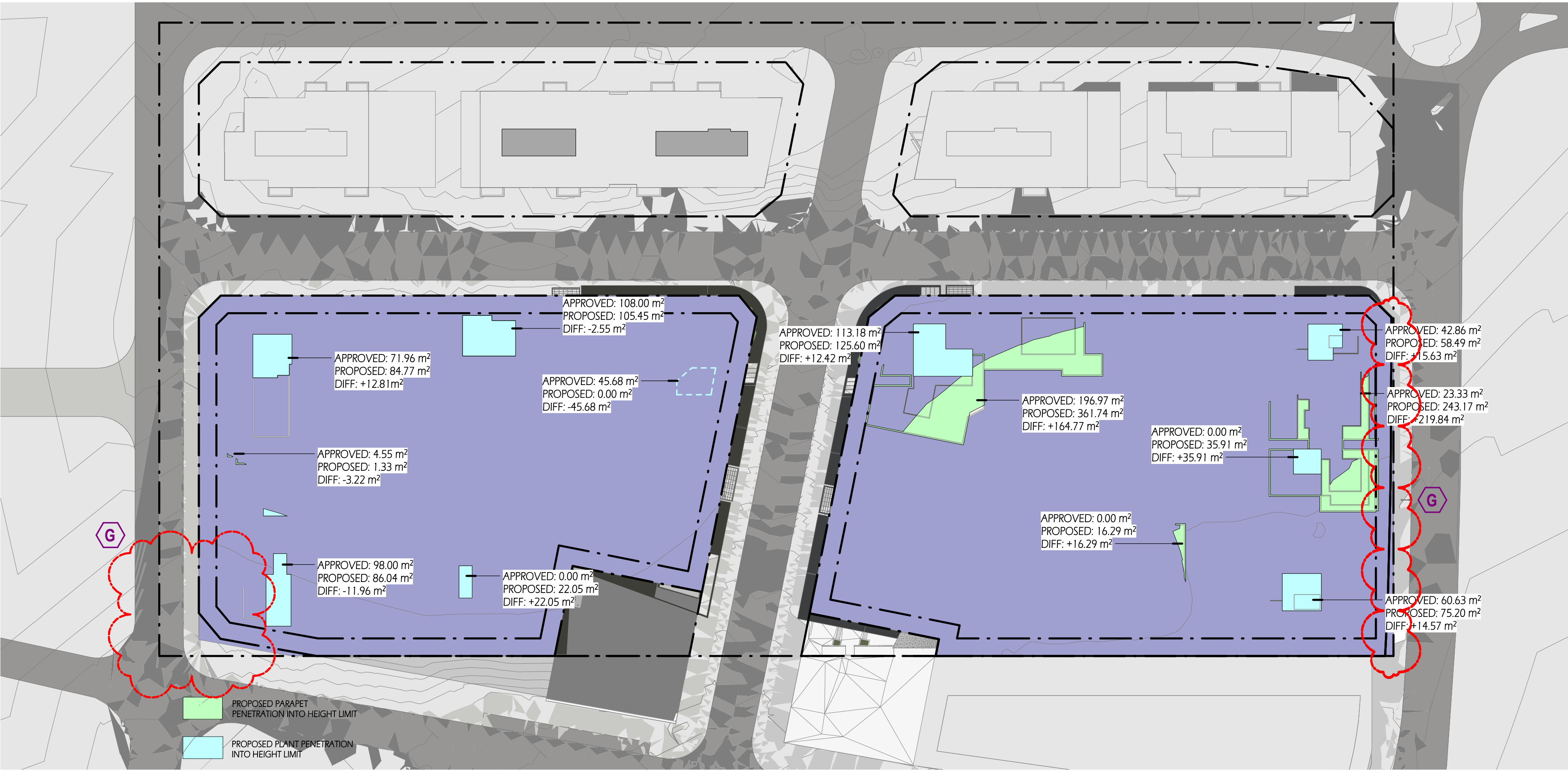
8656

JOB No.

DA - MP - 013

DRAWING No.

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ISSUE



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ISSUE	AMENDMENT	DATE	DRAWN	CHECK

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28 495 869 790 / abn
Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect

PROJECT STATUS :
Development Application
DEVELOPMENT MANAGER :
Restifa & Partners
RESTIFA & PARTNERS

PROJECT NAME
Proposed Mixed Use Development
(MASTERPLAN)
43-53 CUDGEGONG ROAD
ROUSE HILL, NSW 2850
LGA: Blacktown City Council

SHEET TITLE:
Height Limit 2

1 : 700 @ A1 sheet
SCALE
8656 DA - MP - 014
JOB No. DRAWING No.

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AERIAL VIEW 1 - NORTH

NOTE: AMENDMENTS TOO SMALL TO BE SEEN AT THIS SCALE

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Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect



RESTIFA & PARTNERS

PROJECT STATUS :

Development Application

DEVELOPMENT MANAGER :

Restifa & Partners

PROJECT NAME

Proposed Mixed Use Development

(MASTERPLAN)

43-53 CUDGEGONG ROAD
ROUSE HILL, NSW 2850

LGA : Blacktown City Council

SHEET TITLE:

3D Views

@ A1 sheet

SCALE

8656

JOB No.

DA - MP - 015

DRAWING No.

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ISSUE



STREET VIEW 1



STREET VIEW 2

NOTE: AMENDMENTS TOO SMALL TO BE SEEN AT THIS SCALE

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Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect



RESTIFA & PARTNERS

PROJECT STATUS :

Development Application

DEVELOPMENT MANAGER :

Restifa & Partners

PROJECT NAME

Proposed Mixed Use Development

(MASTERPLAN)

43-53 CUDGEGONG ROAD

ROUSE HILL, NSW 2850

LGA: Blacktown City Council

SHEET TITLE:

3D Views

@ A1 sheet

SCALE

8656

JOB No.

DA - MP - 016

DRAWING No.

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ISSUE



Tallawong Metro Station

AERIAL VIEW - SOUTHERN BOUNDARY

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PROJECT NAME

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(MASTERPLAN)

43-53 CUDGEGONG ROAD

ROUSE HILL, NSW 2850

LGA: Blacktown City Council

SHEET TITLE:

Photomontage 1

@ A1 sheet

SCALE

JOB No.

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STREET VIEW - MAIN STREET - VILLAGE SQUARE - STAGE 3

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Restifa & Partners

PROJECT NAME

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(MASTERPLAN)

43-53 CUDGEGONG ROAD
ROUSE HILL, NSW 2850

LGA : Blacktown City Council

SHEET TITLE:

Photomontage 2

@ A1 sheet

SCALE

8656

JOB No.

DA - MP - 018

DRAWING No.

G

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STREET VIEW - MAIN STREET- VILLAGE SQUARE - STAGE 4

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Restifa & Partners

PROJECT NAME

Proposed Mixed Use Development

(MASTERPLAN)

43-53 CUDGEGONG ROAD
ROUSE HILL, NSW 2850

LGA: Blacktown City Council

SHEET TITLE:

Photomontage 3

@ A1 sheet

SCALE

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G ISSUE



STREET VIEW - NEW EAST-WEST STREET 01 - STAGE 3

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RESTIFA & PARTNERS

PROJECT STATUS :

Development Application

DEVELOPMENT MANAGER :

Restifa & Partners

PROJECT NAME

Proposed Mixed Use Development

(MASTERPLAN)

43-53 CUDGEGONG ROAD
ROUSE HILL, NSW 2850

LGA : Blacktown City Council

SHEET TITLE:

Photomontage 4

@ A1 sheet

SCALE

8656

JOB No.

DA - MP - 020

DRAWING No.

G

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STREET VIEW - CUDGEGONG ROAD - STAGE 3

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Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect

PROJECT STATUS :

Development Application

DEVELOPMENT MANAGER :

Restifa & Partners



PROJECT NAME

Proposed Mixed Use Development
(MASTERPLAN)
43-53 CUDGEGONG ROAD
ROUSE HILL, NSW 2850

LGA: Blacktown City Council

SHEET TITLE:

Photomontage 5

@ A1 sheet

SCALE

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JOB No.

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STREET VIEW - NEW EAST-WEST STREET 01 - STAGE 4

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RESTIFA & PARTNERS

PROJECT STATUS :

Development Application

DEVELOPMENT MANAGER :

Restifa & Partners

PROJECT NAME

Proposed Mixed Use Development

(MASTERPLAN)

43-53 CUDGEGONG ROAD
ROUSE HILL, NSW 2850

LGA : Blacktown City Council

SHEET TITLE:

Photomontage 6

@ A1 sheet

SCALE

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JOB No.

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INTERNAL VIEW - SUPERMARKET & RETAIL

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RESTIFA & PARTNERS

PROJECT STATUS :

Development Application

DEVELOPMENT MANAGER :

Restifa & Partners

PROJECT NAME

Proposed Mixed Use Development

(MASTERPLAN)

43-53 CUDGEGONG ROAD
ROUSE HILL, NSW 2850

LGA : Blacktown City Council

SHEET TITLE:

Photomontage 7

@ A1 sheet

SCALE

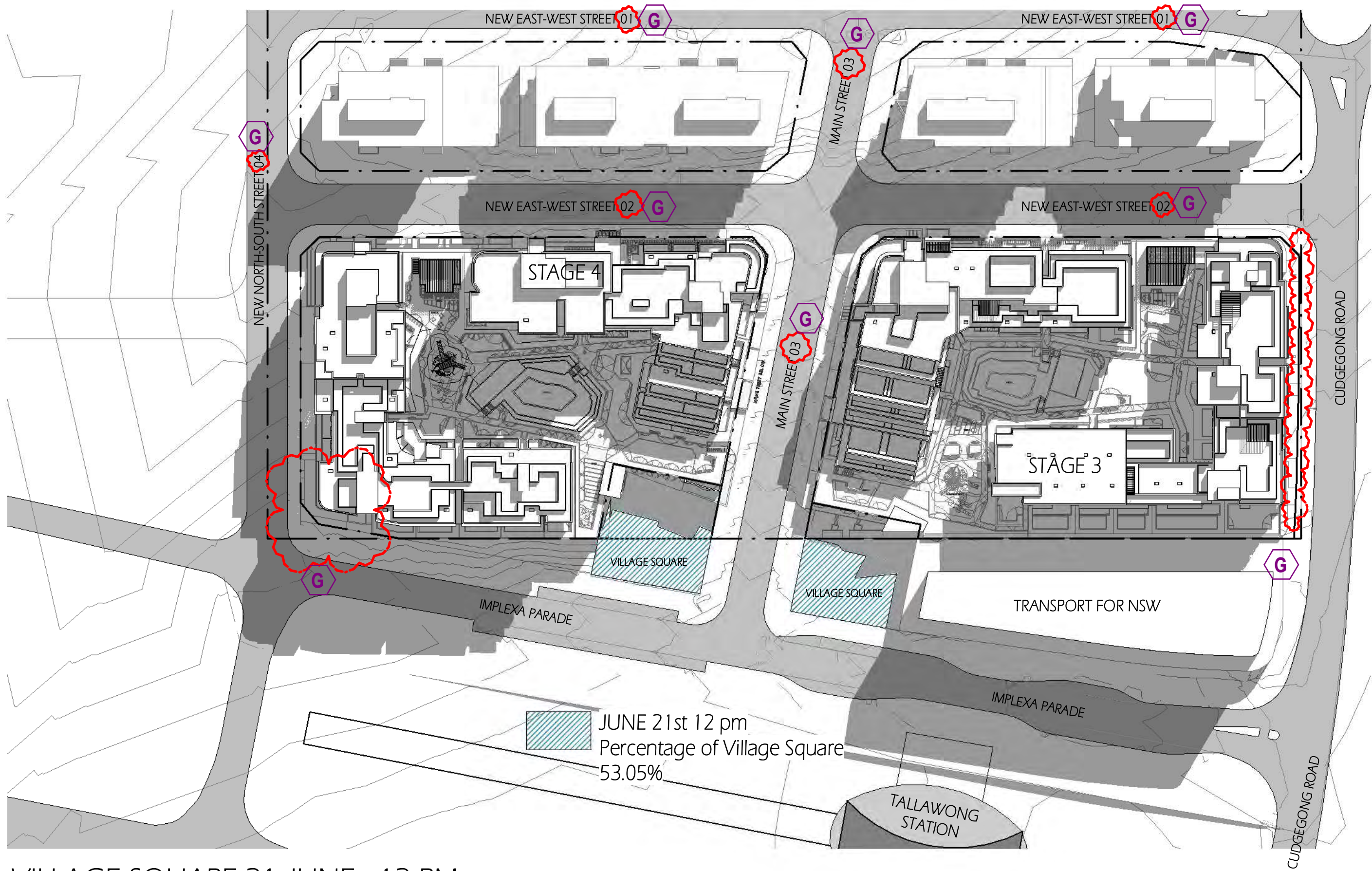
JOB No.

DRAWING No.

DA - MP - 023

G

ISSUE



VILLAGE SQUARE 21 JUNE - 12 PM

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1 : 2000 @ A3 sheet



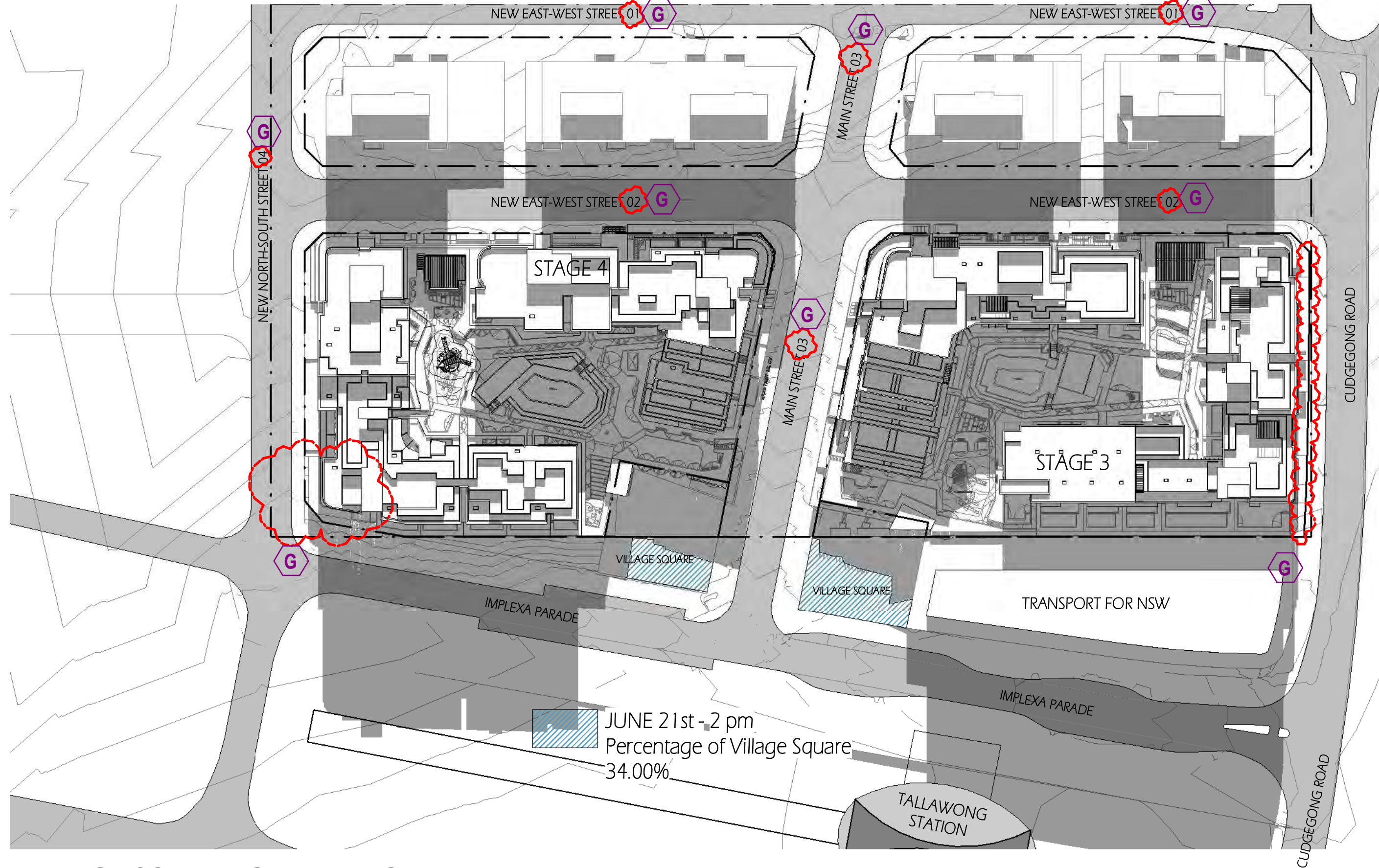
VILLAGE SQUARE 21 JUNE - 1 PM

1 : 1000 @ A1 sheet
1 : 2000 @ A3 sheet



VILLAGE SQUARE 21 JUNE - 11 AM

1 : 1000 @ A1 sheet
1 : 2000 @ A3 sheet



VILLAGE SQUARE 21 JUNE - 2 PM

1 : 1000 @ A1 sheet
1 : 2000 @ A3 sheet

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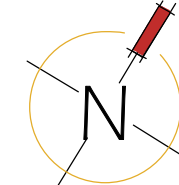
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B	ISSUE FOR S.34	10/03/21	JA,VV,SM	IC
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Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect



RESTIFA & PARTNERS

PROJECT STATUS:

Development Application

DEVELOPMENT MANAGER:

Restifa & Partners

PROJECT NAME

Proposed Mixed Use Development

(MASTERPLAN)

43-53 CUDGONG ROAD

ROUSE HILL, NSW 2850

LGA: Blacktown City Council

SHEET TITLE:

SolarAccess - Village Square

1 : 1000 @ A1 sheet

SCALE

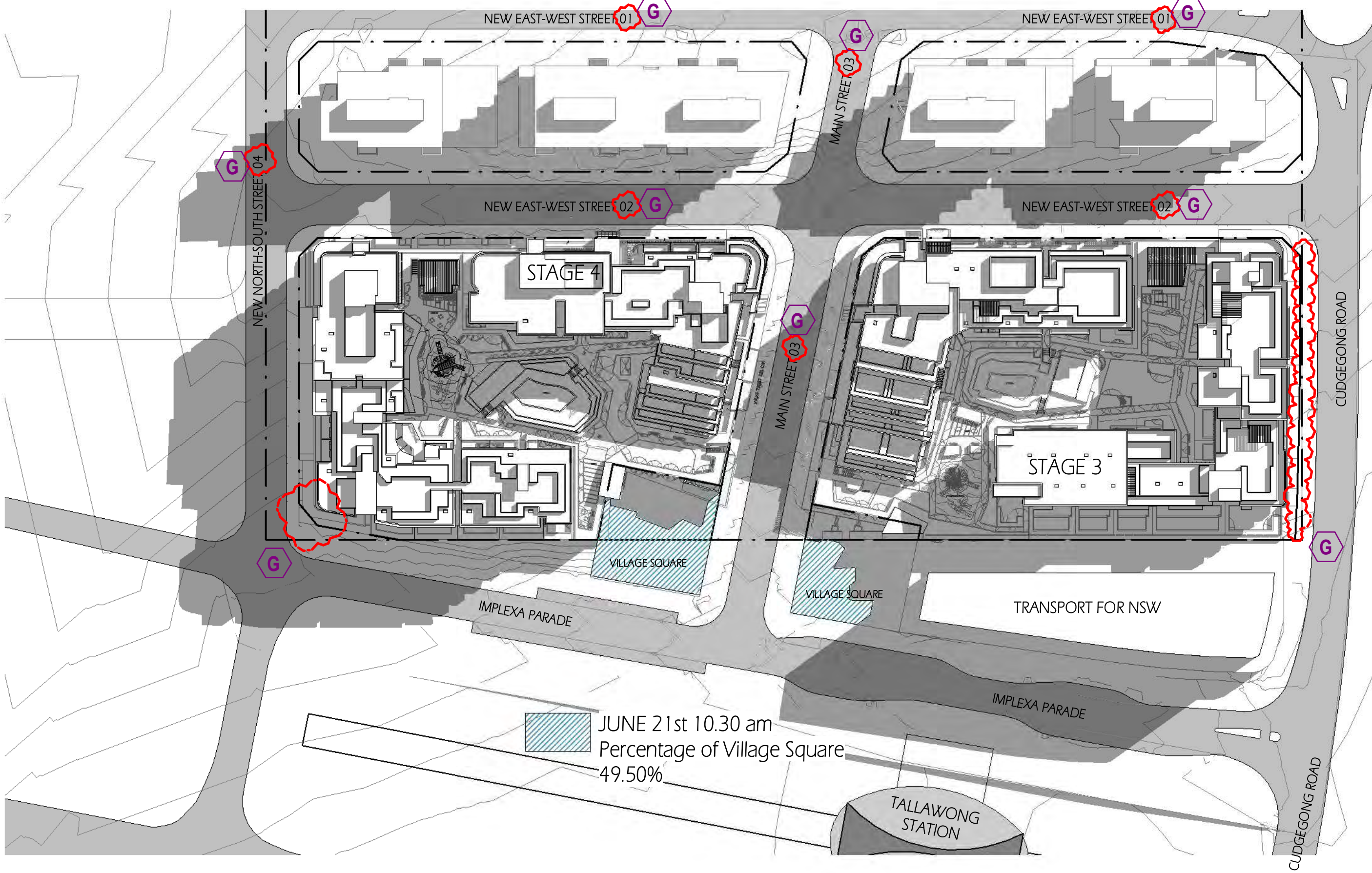
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JOB No.

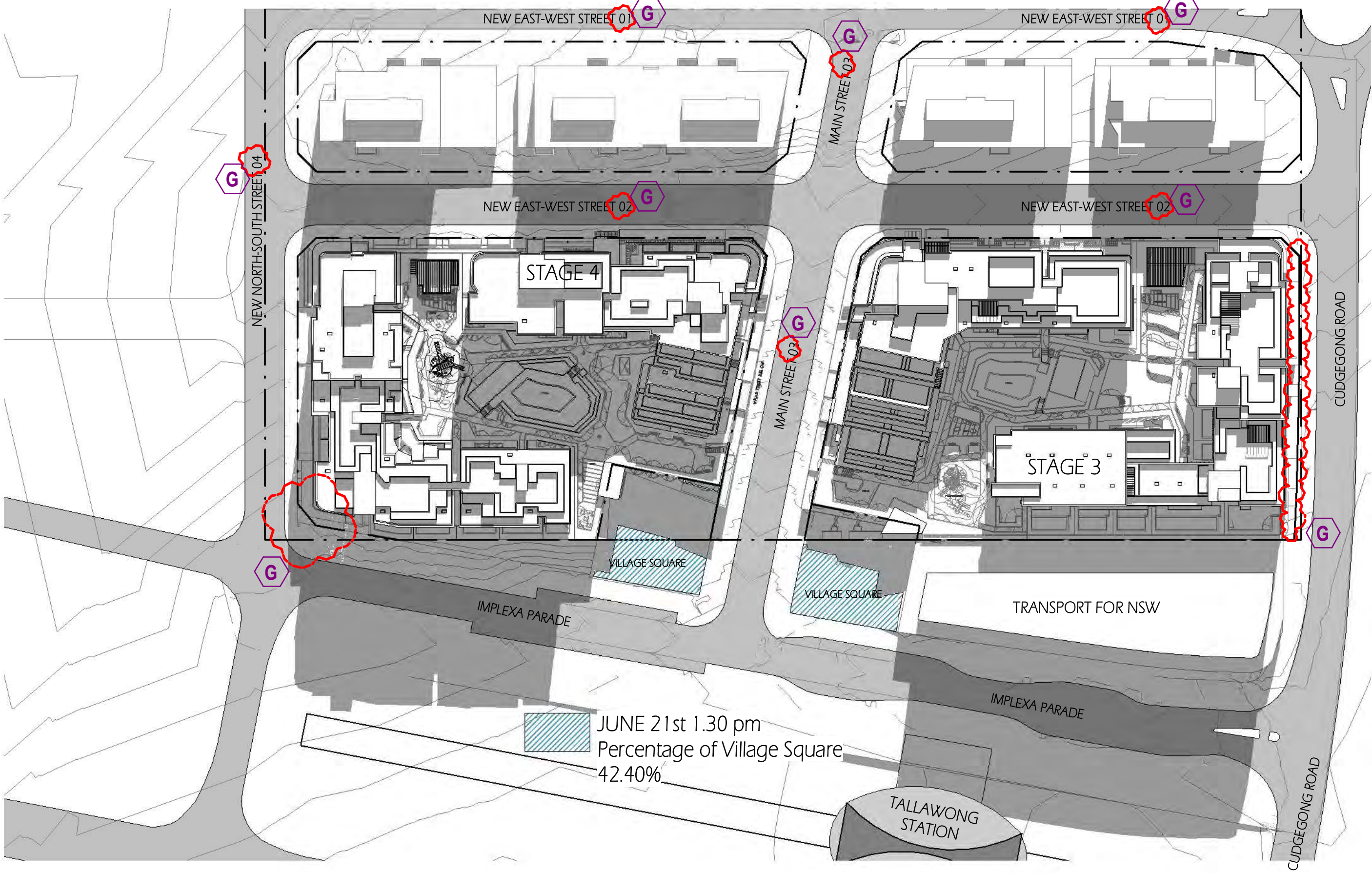
DA-MP-024

DRAWING No.

G
ISSUE



VILLAGE SQUARE 21 JUNE - 10.30 AM
1 : 1000 @ A1 sheet
1 : 2000 @ A3 sheet



VILLAGE SQUARE 21 JUNE - 1.30 PM
1 : 1000 @ A1 sheet
1 : 2000 @ A3 sheet

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PROJECT STATUS:
Development Application

DEVELOPMENT MANAGER:
Restifa & Partners



RESTIFA & PARTNERS

PROJECT NAME
Proposed Mixed Use Development
(MASTERPLAN)
43-53 CUDGEGONG ROAD
ROUSE HILL, NSW 2850

LGA: Blacktown City Council

SHEET TITLE:
SolarAccess - Village Square

1 : 1000 @ A1 sheet

SCALE

8656 DA-MP-025

JOB No. DRAWING No.

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ISSUE

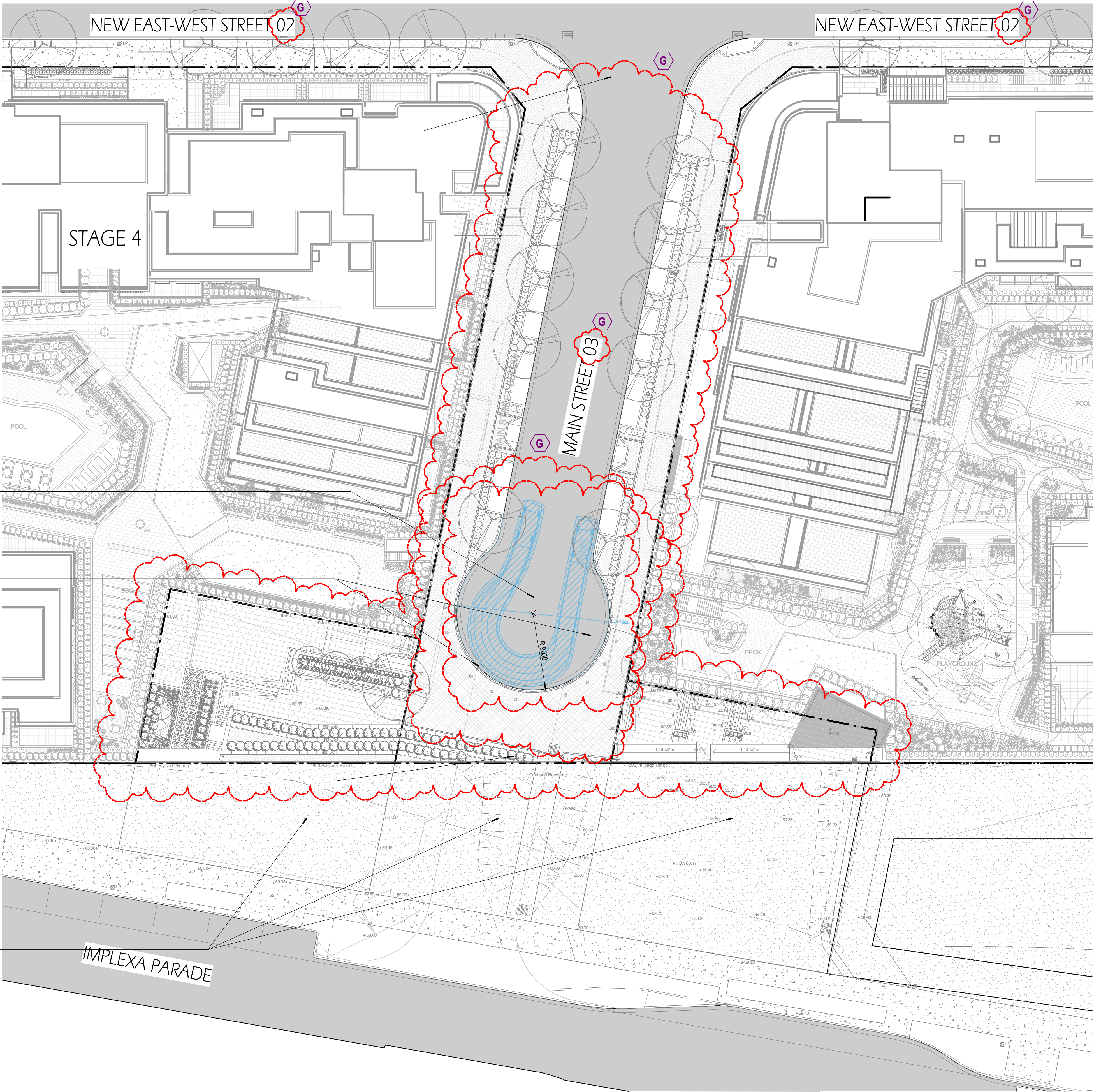
SIGNAGE TO BE PROVIDED AT THE INTERSECTION NOTING "NO THROUGH ROAD" AND NO ACCESS FOR VEHICLES 3T AND OVER

18m DIAMETER TURNING HEAD

'NO STOPPING' SIGNS TO BE PROVIDED AROUND THE CUL-DE-SAC TO ALLOW VEHICLES TO CONDUCT A U-TURN THE SPACES ARE TO BE REINSTATED ONCE MAIN STREET LINK IS PROVIDED

REFER CIVIL AND LANDSCAPE DRAWING

"THE WORKS ON THE LANDCOM LAND ARE NOT PART OF THIS DA APPLICATION AND ARE SUBJECT TO FUTURE APPLICATION BY THE LAND OWNER."

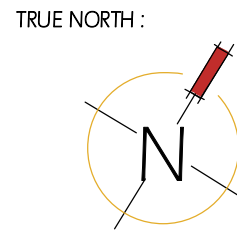


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28 495 869 790 /abn

Rustom Wee Chung Kudinar-Kwee (reg. 4570) : Nominated Architect



PROJECT STATUS:
Development Application
DEVELOPMENT MANAGER:
Restifa & Partners

PROJECT NAME
Proposed Mixed Use Development
(MASTERPLAN)
43-53 CUDGEGONG ROAD
ROUSE HILL, NSW 2850
LGA: Blacktown City Council

SHEET TITLE:
Main Street Temporary
Cul-De-Sac
1 : 250 @ A1 sheet
SCALE
8656 DA - MP - 026
JOB No. DRAWING No. G
ISSUE



SITE PLAN - UPDATED BOUNDARY

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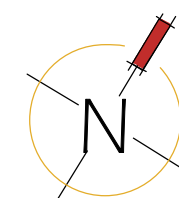
Figured dimensions shall be taken in preference to scaling. Drawing to be read in conjunction with information on first page. Check all dimensions and levels on site before commencing work or ordering materials. All existing groundlines & trees location are approximate, therefore to be verified on-site by the builder. Any discrepancies to be verified back to Zhinar Architects before proceeding. All workmanship and materials shall comply with all relevant codes, ordinances, Australian Standards and manufacturers instructions. Unless noted based for Construction drawing not to be used for construction. All art / graphic representations are indicative only. Information on this drawing is the copyright of Zhinar Architects. Copying or using this drawing in whole or part without written permission infringes copyright.

REFER SCHEDULE OF AMENDMENTS TO DA SPP-20-00001

G	ISSUE FOR FINAL S.34	13/07/21	JA	IC
E	ISSUE FOR S.34 RESOLUTION	04/06/21	JA	IC
D	POWER LINE UPDATED	24/05/21	JA	IC
C	ISSUE FOR S.34 UPDATED	19/04/21	JA/VV:SM	IC
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

Drawing is NOT VALID or issued for use, unless checked

TRUE NORTH :



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Development Application
DEVELOPMENT MANAGER :
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PROJECT NAME
Proposed Mixed Use Development
(MASTERPLAN)
43-53 CUDGONG ROAD
ROUSE HILL, NSW 2850

LGA : Blacktown City Council

SHEET TITLE:
Proposed Splay Boundary to
Stage 4
1 : 500 @ A1 sheet
SCALE
8656 DA - MP - 027
JOB No. DRAWING No. ISSUE